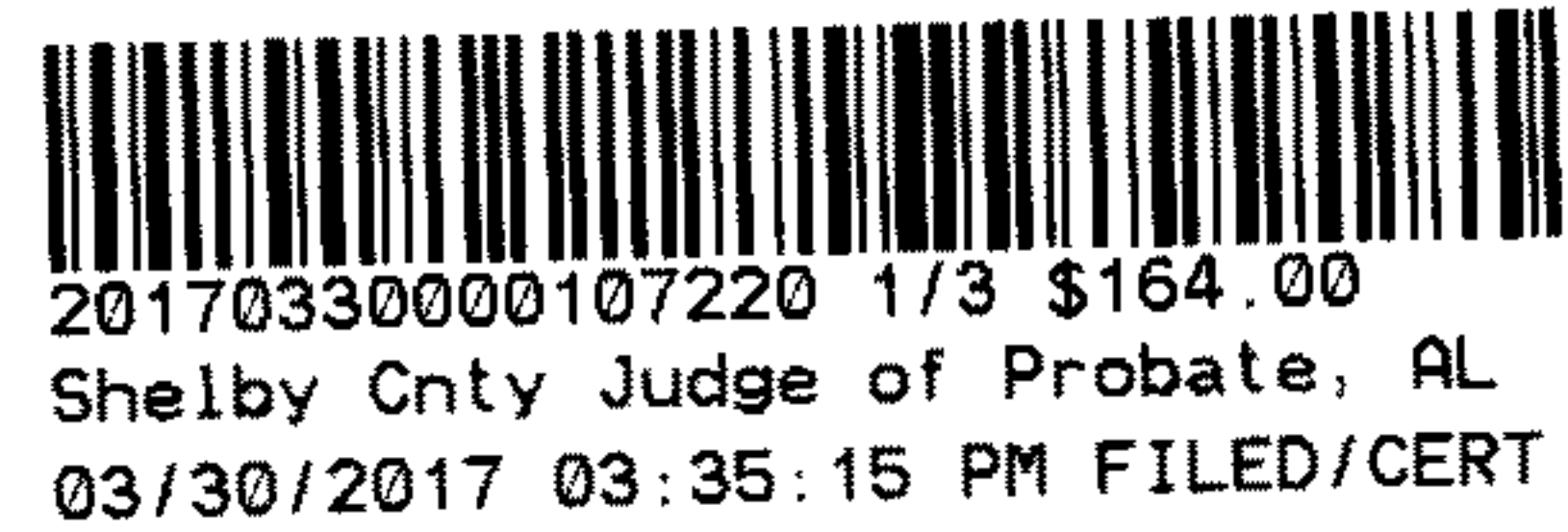


THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
SARA N. BROWN  
213 LEAF LANE  
ALABASTER, ALABAMA 35007

**WARRANTY DEED**



**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FORTY THREE THOUSAND AND NO/100 DOLLARS (\$143,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, IDAMAY E. ROBERTSON, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto SARA N. BROWN, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 48, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16 page 106, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**


1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017, if any.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1992-21871 in the Probate Office.
3. A 30 foot building setback line from Leaf Lane as recorded in Map Book 16 page 106 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Volume 136 page 398, Volume 48 page 626 and Final Volume 8 in the Probate Office.
5. A 7.5 foot easement along the Northerly side of lot and a 10 foot easement along the Easterly side of lot as shown on recorded Map Book 16 page 106 in the Probate Office.
6. Certificate of Incorporation of Greenfield Homeowners' Association, Inc. as recorded in Instrument No. 1997-09690 in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 353 page 11 in the Probate Office.
8. Easement(s) granted to Alabama Power Company by instrument(s) recorded in Instrument No. 1993-15093 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I

have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24TH day of MARCH, 2017.

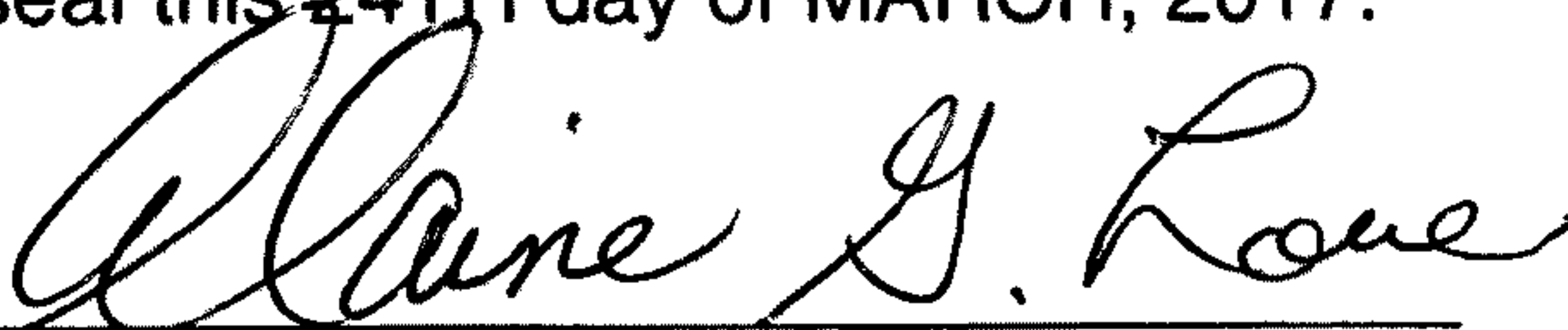
  
\_\_\_\_\_  
IDAMAY E. ROBERTSON (L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IDAMAY E. ROBERTSON, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24TH day of MARCH, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/31/2019



20170330000107220 2/3 \$164.00  
Shelby Cnty Judge of Probate, AL  
03/30/2017 03:35:15 PM FILED/CERT

Grantor's Name:  
IDAMAY E. ROBERTSON  
Mailing Address:  
213 LEAF LANE  
ALABASTER, ALABAMA 35007


Property Address:  
213 Leaf Lane  
Alabaster, AL 35007

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
SARA N. BROWN  
Mailing Address:  
213 LEAF LANE  
ALABASTER, ALABAMA 35007

Date of Sale: MARCH 24TH, 2017  
Total Purchase Price: \$143,000.00  
or  
Actual Value  
or  
Assessor's Market Value

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_

  
20170330000107220 3/3 \$164.00  
Shelby Cnty Judge of Probate, AL  
03/30/2017 03:35:15 PM FILED/CERT