This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 (205)443-9027 Send Tax Notice To: Elizabeth Ann Henderson, a single woman 4043 Saddle Run Circle Pelham, AL 35124

> 20180207000040940 02/07/2018 12:51:15 PM DEEDS 1/7

WARRANTY DEED		
STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS	
COUNTY OF SHELBY) KNOW MEETWEN DITTEGET KEGENIO	

That, in consideration of \$172,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John R. Globetti, Executor of The Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547 (the "Grantor", whether one or more), whose mailing address is 5645 Strand Blvd, Naples, FL 34110, along with the following devisees to the estate; Karla G. Sanford, a married woman, Maria G. Langley, a married woman, Mark J. Globetti, a married man, Michael J. Globetti, a single man, and Paul Gregory Globetti, a married man, of the do hereby grant, bargain, sell, and convey unto Elizabeth Ann Henderson, a single woman (the "Grantee", whether one or more), whose mailing address is 4043 Saddle Run Circle, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 4043 Saddle Run Circle, Pelham, AL 35124; to-wit:

Lot 57, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Vera M. Globetti is the surviving grantee of deed recorded in Instrument #1998-23918, in the Probate Office of Shelby County, Alabama, the other grantee Raymond Globetti having died on or about July 6, 2003.

Note: \$163,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, The Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547, has/have hereunto set his/her/their hand(s) and seal(s) this 5th day of February, 2018.

This property does not constitute the homestead of any of the devisees nor their spouses.

20180207000040940 02/07/2018 12:51:15 PM DEEDS 2/7

Karla G. Sanford

I, the undersigned, a notary for said County and in the said State, hereby certifiy that Karla G. Sanford, devisee of the Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given upder my hand and sealm this ____ day of February, 2018.

Notary Public

Commission Expires:

20180207000040940 02/07/2018 12:51:15 PM DEEDS 3/7

Maria G. Langley

Maria G. Langley

State of Alabama County of Jefferson

I, the undersigned, a notary for the said County and in the said State, hereby certify that Maria G. Langley, a devisee of the Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day that same bears date.

Given under my hand and the seal on this _____ day of February, 2018

Notary Public

Commission Expires: 12/2 1/20

My Comm. Expires Dec. 20, 2020

STATE AND STATE

20180207000040940 02/07/2018 12:51:15 PM DEEDS 4/7

State of Alabama

I, the undersigned, a notary for the said County and in the said State, hereby certify that Mark J. Globetti, a devisee of the Estate of Vera M. Globetti, Deceased, Probate Case No.

PR-2017-000547, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day that same bears date.

Given under my hand and the seal on this _____ day of February, 2018.

Notary Public

Commission Expiires:

My Commission Expires June 22, 2020

20180207000040940 02/07/2018 12:51:15 PM DEEDS 5/7

Michael J. Globetti

I, the undersigned, a notary of the said County and in the said State, hereby certify that Michael J. Globetti, a devisee of the Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day that same bears date.

Given under my hand and the seal on this ____ day of February, 2018

County of K

Commission Expires: 12-12-2019

20180207000040940 02/07/2018 12:51:15 PM DEEDS 6/7

Int Cap At
Paul Gregory Globetti

State of Alabama	
County of Baldwin	· · · · · · · · · · · · · · · · · · ·

I, the undersigned, a notary for the said County and in the said State, hereby certify that Paul Gregory Globetti, a devisee of the Estate of Vera M. Globetti, Deceased, Probate Case No. PR-2017-000547, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day that same bears date.

Given under my hand and the seal on this _____ day of February, 2018.

Notary Public
Commission Expires:

My Commission Expires

06/20/2021

20180207000040940 02/07/2018 12:51:15 PM DEEDS 7/7

The Estate of Vera M. Globetti, Deceased, Probate Case No.

PR-2017-00054

BY:

John R. Globetti

State of 101.100-County of 101.100-

Notary Public

Commission Expires:

MY

KERRI TYLER
MY COMMISSION # GG062923
EXPIRES April 17, 2021



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 02/07/2018 12:51:15 PM \$42.00 CHERRY

20180207000040940

July 3