

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-10-5464
Documentary Evidence: Sales Contract

Send Tax Notice To:
Martha P. Bath
135 Citrus Lane
Columbiana, AL 35051

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Thousand and 00/100 Dollars (\$10,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Linda Miller**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Martha P. Bath**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Beginning at the Northeast corner of the SW ¼ of the SE ¼ of the NW ¼ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter Section a distance of 174.00 feet to a point; thence turn 86 degrees 28 minutes 20 seconds to the right and run Westerly a distance of 251.02 feet to a point; thence turn 93 degrees 31 minutes 40 seconds to the right and run Northerly a distance of 174.00 feet to a point; thence turn 86 degrees 28 minutes 20 seconds to the right and run Easterly a distance of 251.02 feet to the point of beginning.

\$9,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 8th day of March, 2018.

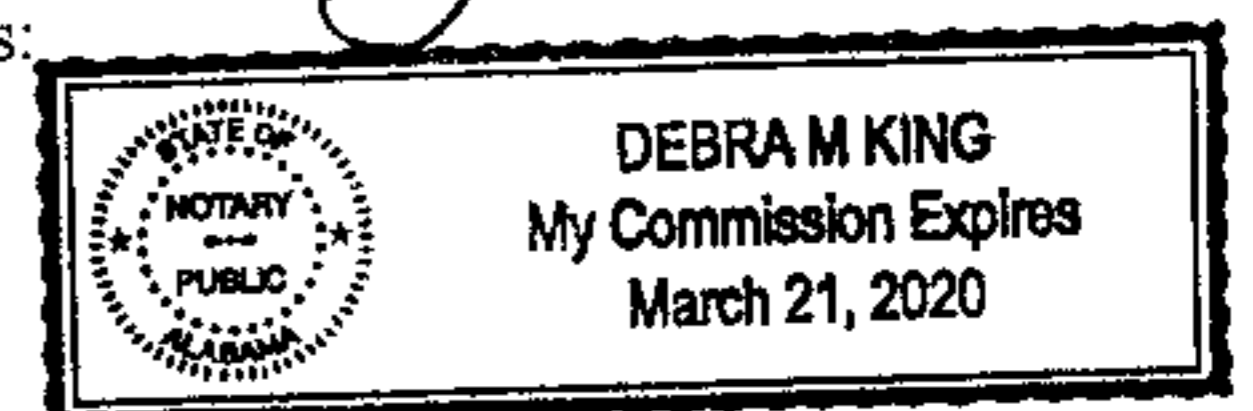
Linda Miller (Seal)
Linda Miller

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Miller**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 8th day of March, 2018.

Debra M. King
Notary Public
My Commission Expires:



Grantors' Mailing Address:

38 Morris Estate Dr
Wilsonville AL 35186

20180314000081910 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
03/14/2018 09:13:11 AM FILED/CERT

Shelby County, AL 03/14/2018
State of Alabama
Deed Tax: \$1.00