

This Instrument was Prepared by:

Send Tax Notice To: Angela Fagan Meshad Management Trust

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2935 Fallbrook Lane
San Diego, CA 92117

File No.: MV-18-24601

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Theresa Renee Williams, a married woman, Timothy Ross Windham, a single man and Crystal Ruth Samuels, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Angela Fagan Meshad Management Trust**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 5, of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Probate Judge of Shelby County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Dinah G. Carroll, having died on or about 2018.
Property constitutes no part of the homestead of Grantors herein or their spouses.


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

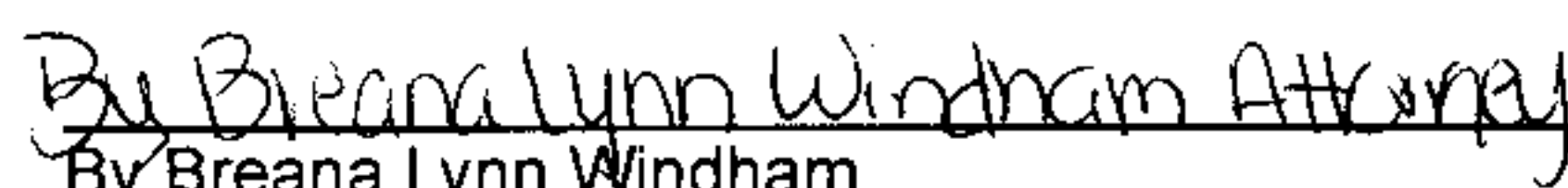
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

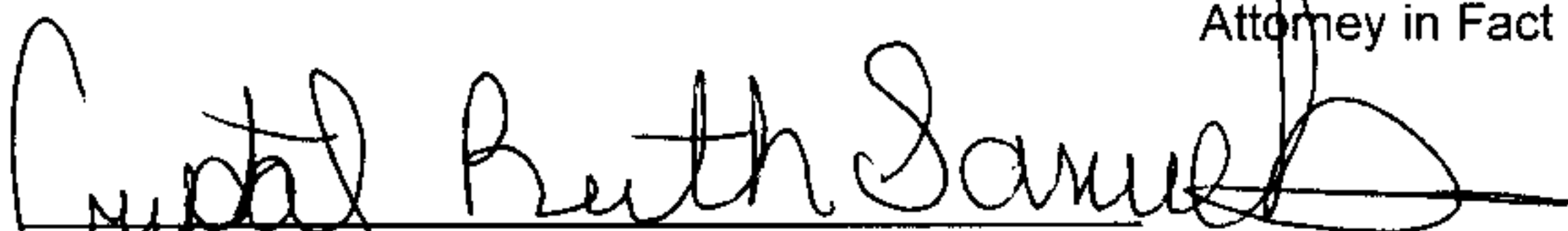
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April, 2018.


Theresa Renee Williams


Timothy Ross Windham


By Breana Lynn Windham Attorney in Fact
Attorney in Fact


Crystal Ruth Samuels


20180501000146970 1/2 \$229.00
Shelby Cnty Judge of Probate, AL
05/01/2018 01:00:20 PM FILED/CERT

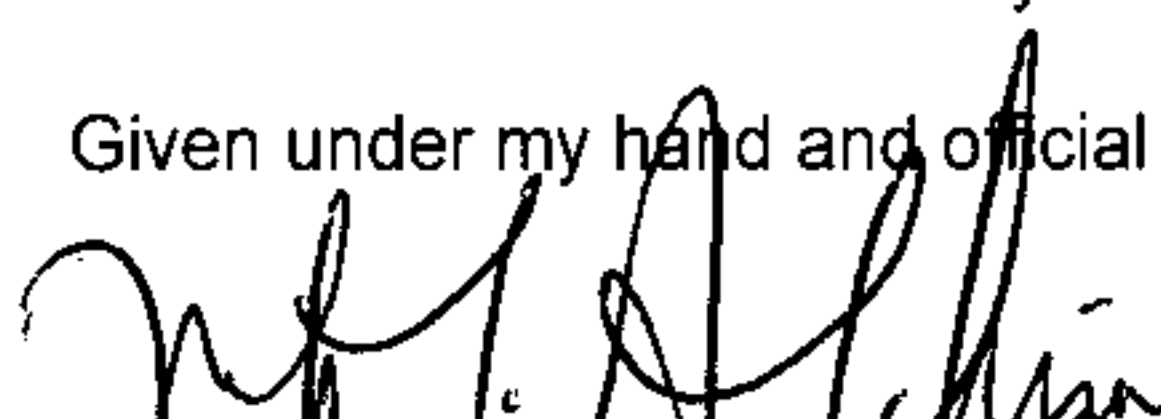
Shelby County, AL 05/01/2018
State of Alabama
Deed Tax: \$210.00

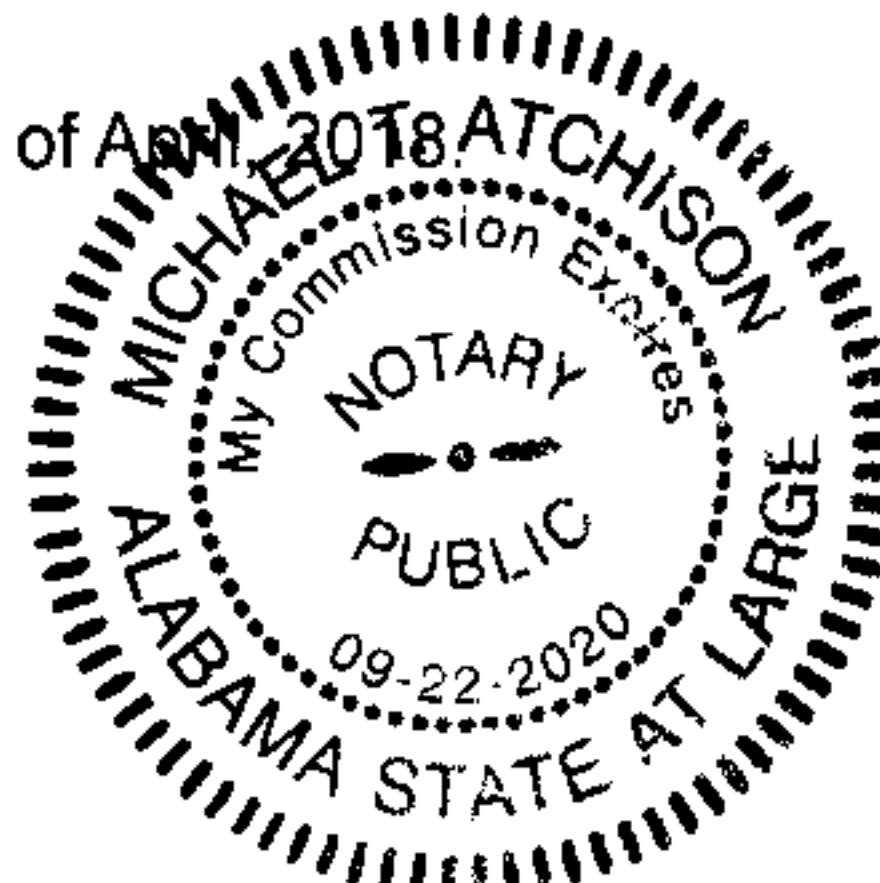
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Theresa Renee Williams, Breana Lynn Windham as Attorney in Fact for Timothy Ross Windham and Crystal Ruth Samuels, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1