

20180806000278730

This instrument prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Rd.  
Suite 160  
Birmingham, AL 35243

08/06/2018 10:56:17 AM  
DEEDS 1/1

SEND TAX NOTICE TO:  
Autumn Folmar Cherry  
2624 Buckboard Rd.  
Birmingham, AL 35244

### GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Roy R. Browder, Jr. and Mary E. Browder, Trustees, or their successors in trust, under the Browder Living Trust, dated 01/23/2014**, whose address is:

**2449 Oneal Way, Birmingham, AL 35242**

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Autumn Folmar Cherry**, whose address is:

**2624 Buckboard Rd., Birmingham, AL 35244**

(hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 40, according to the survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 31st day of July, 2018.



Roy R. Browder, Jr., Trustee

  
Mary E. Browder, Trustee



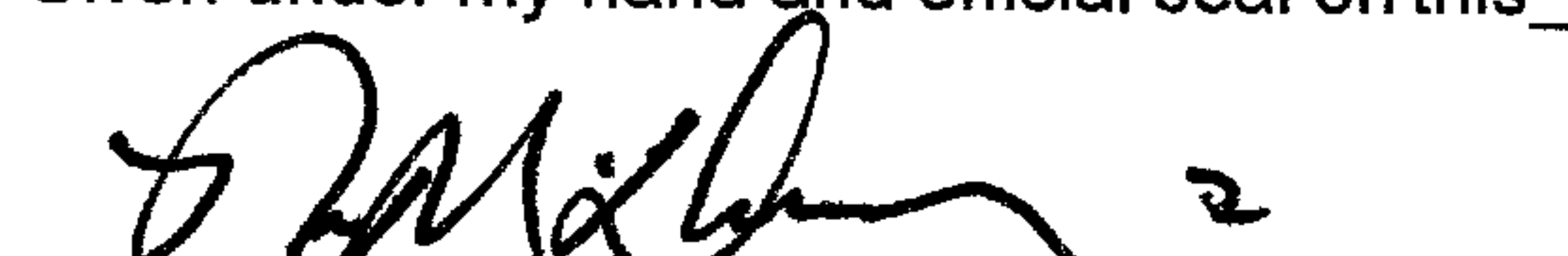
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/06/2018 10:56:17 AM  
\$285.00 CHERRY  
20180806000278730



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Roy R. Browder, Jr. and Mary E. Browder, as Trustees of the Browder Living Trust, dated 01/23/2014**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as Trustees and with full authority, executed the same voluntarily and in their capacity for and as the act of said Trust.

Given under my hand and official seal on this 31st day of July, 2018.

  
Notary Public  
My commission expires:

