

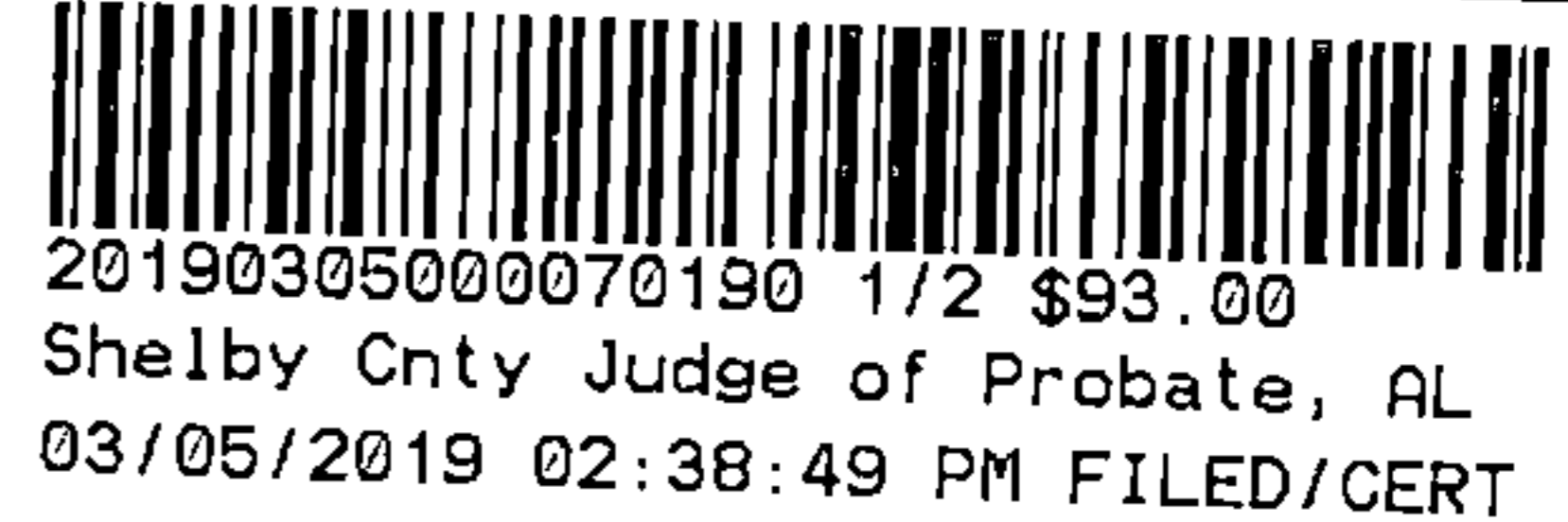
This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
Majestic Holdings, LLC
100 Eaglewood Farms Road
Maylene, AL 35114

File #1018-06

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**



KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Seventy-Five Thousand and 00/100 Dollars \$75,000.00, 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, John Vincent Naro as Conservator for the Estate of Jean Ethel Naro, Probate Case No. PR-2015-000652, whose mailing address is 132 Winterhaven Drive, Alabaster, AL 35007, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Majestic Holdings, LLC whose mailing address is 100 Eaglewood Farms Road, Maylene, AL 35114, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 132 Winterhaven Drive, Alabaster, AL 35007, to-wit:

Lot 14, Block 4, according to the Survey of Bermuda Hills, Second Sector-First Addition, as recorded in Map Book 7, in the Probate Office of Shelby County, Alabama.

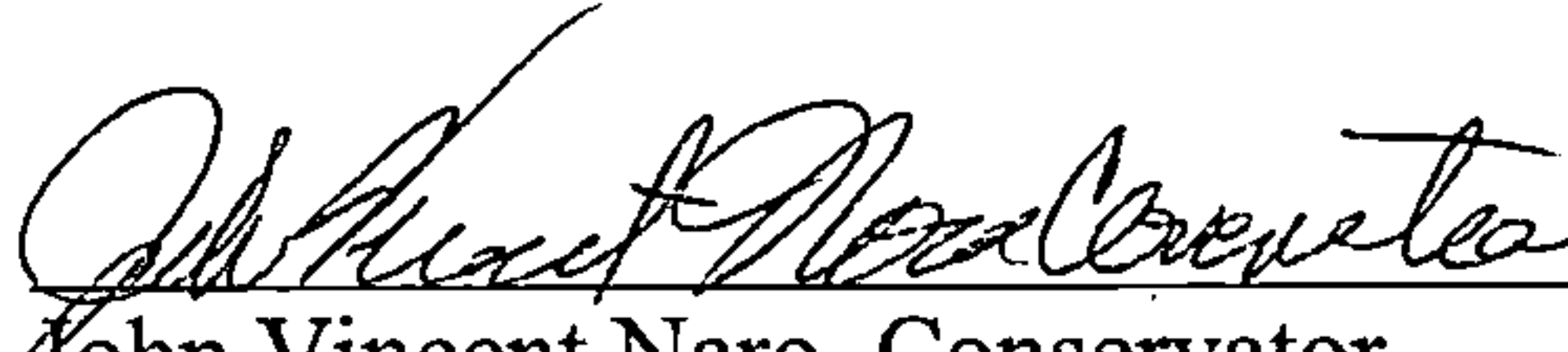
SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Standard Exceptions
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Right-of-way granted to Alabama Power Company recorded in Volume 310, Page 213; Volume 310, Page 215; and Real 1, Page 354.
7. Restrictions appearing of record in Misc 26, Page 268.

I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

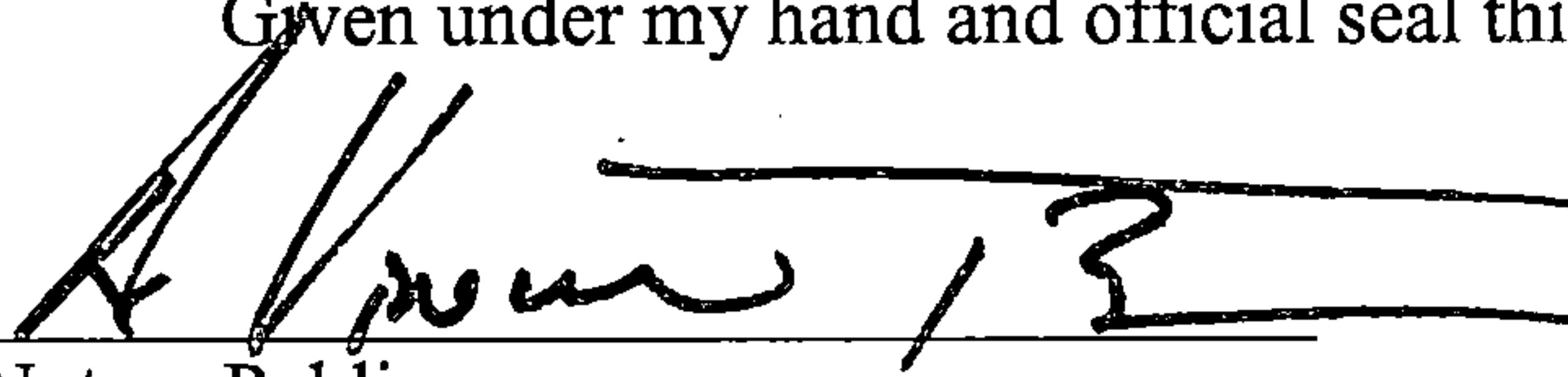
IN WITNESS WHEREOF, I/(we), John Vincent Naro as Conservator of Estate of Jean Ethel Naro, Probate Case No. PR-2015-000652, have hereunto set my (our) hand(s) and seal(s) this 3rd day of October, 2018.

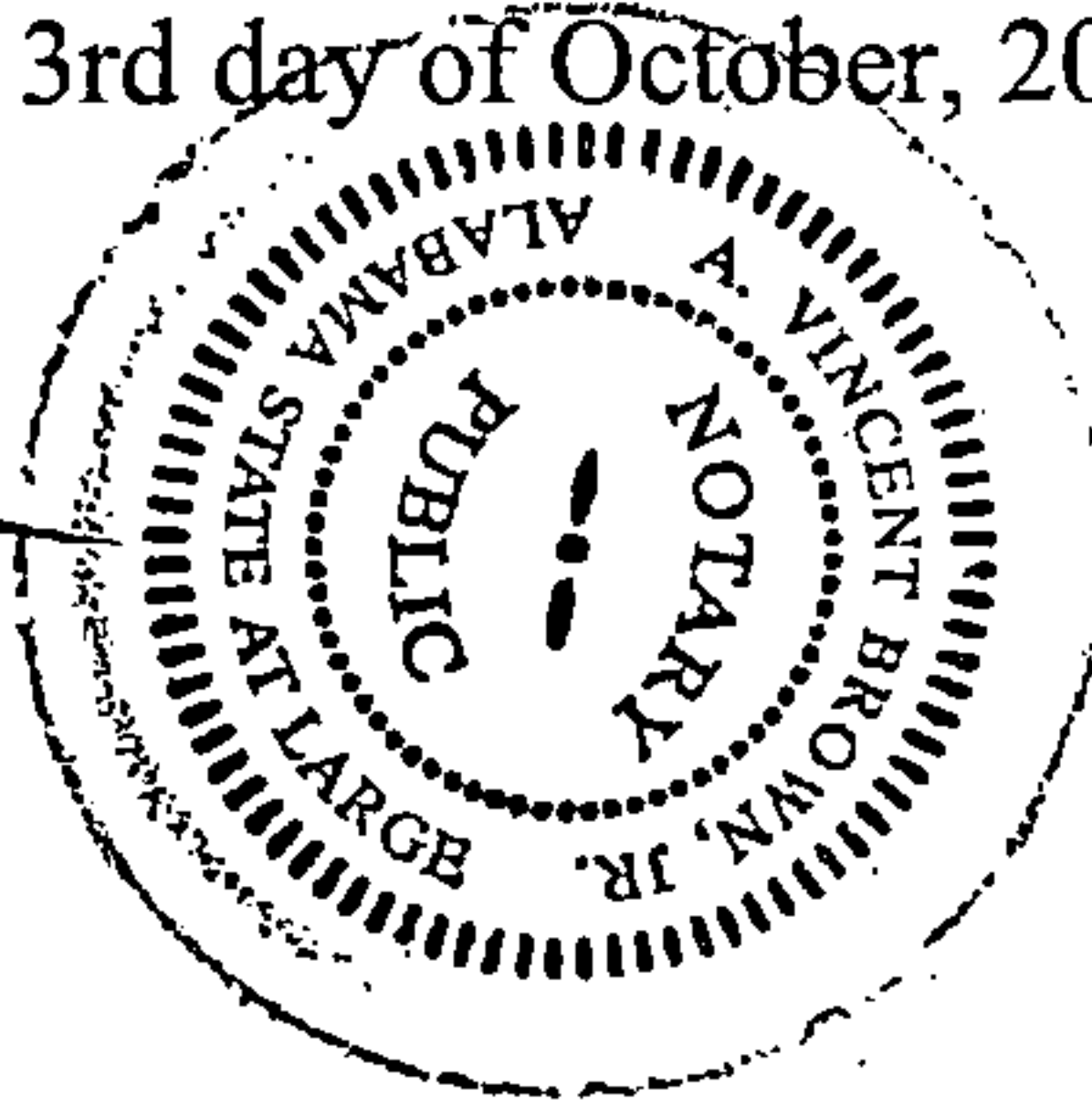
 (SEAL)
John Vincent Naro, Conservator
Estate of Jean Ethel Naro

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Vincent Naro as the Conservator for the Estate of Jean Ethel Naro, Probate Case No. PR-2015-000652, 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 in his capacity as Conservator, in said County, in said State, John Vincent Naro executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 3rd day of October, 2018.


Notary Public



My commission expires: 11/29/2019

Shelby County, AL 03/05/2019
State of Alabama
Deed Tax: \$75.00


20190305000070190 2/2 \$93.00
Shelby Cnty Judge of Probate, AL
03/05/2019 02:38:49 PM FILED/CERT