

\$658,750.00 of purchase price is evidenced by a purchase money mortgage recorded simultaneously herewith.

This instrument prepared by:

Send Tax Notices To:

Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

RMW Properties, LLC
1410 Dunnavant Valley Road
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Seventy-Five Thousand and No/100 DOLLARS (\$775,000.00) and other good and valuable consideration to the undersigned grantor, **ANN ELIZABETH MCGUIRE**, as Personal Representative and as Trustee under the Last Will and Testament of Jack Arlen McGuire, deceased Probate Case No. PR-2014-000723, in the Probate Office of Shelby County (Jack McGuire grantee in deed recorded in Instrument 20030401000192210 is one and the same person as Jack Arlen McGuire, deceased Probate Case No. PR-2014-000723, in the Probate Office of Shelby County, Alabama) (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **RMW PROPERTIES LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1 according to the Amended Map of Ingram Subdivision, as recorded in Map Book 27, Pages 38 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

The above property does not constitute the homestead of the Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Ann Elizabeth McGuire	RMW Properties LLC
975 Four Wings Lakes Road	1410 Dunnavant Valley Road
Alabaster, Alabama 35007	Birmingham, Alabama 35242

Property Address:	2510 Highway 87, Alabaster, Alabama 35007
Parcel ID:	22-4-19-0-000-001.002
Date of Sale:	Date of this Deed

Actual Value:	\$775,000.00
The Purchase Price can be verified in:	☒ Closing Statement

Subject to:

1. Taxes due in the year of 2020, a lien, but not yet payable, until October 1, 2020.
2. Covenants, conditions, and restrictions as reported upon the plat maps of-record.
3. Common joint driveway and utility location for Lots 1 and 2, and for Lots 3, 4, and 5.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has executed this conveyance by setting his signature hereto this the 11th day of March, 2020.



ANN ELIZABETH MCGUIRE, as Personal Representative and as Trustee under the Last Will and Testament of Jack Alren McGuire, deceased Probate Case No. PR-2014-000723, in the Probate Office of Shelby County

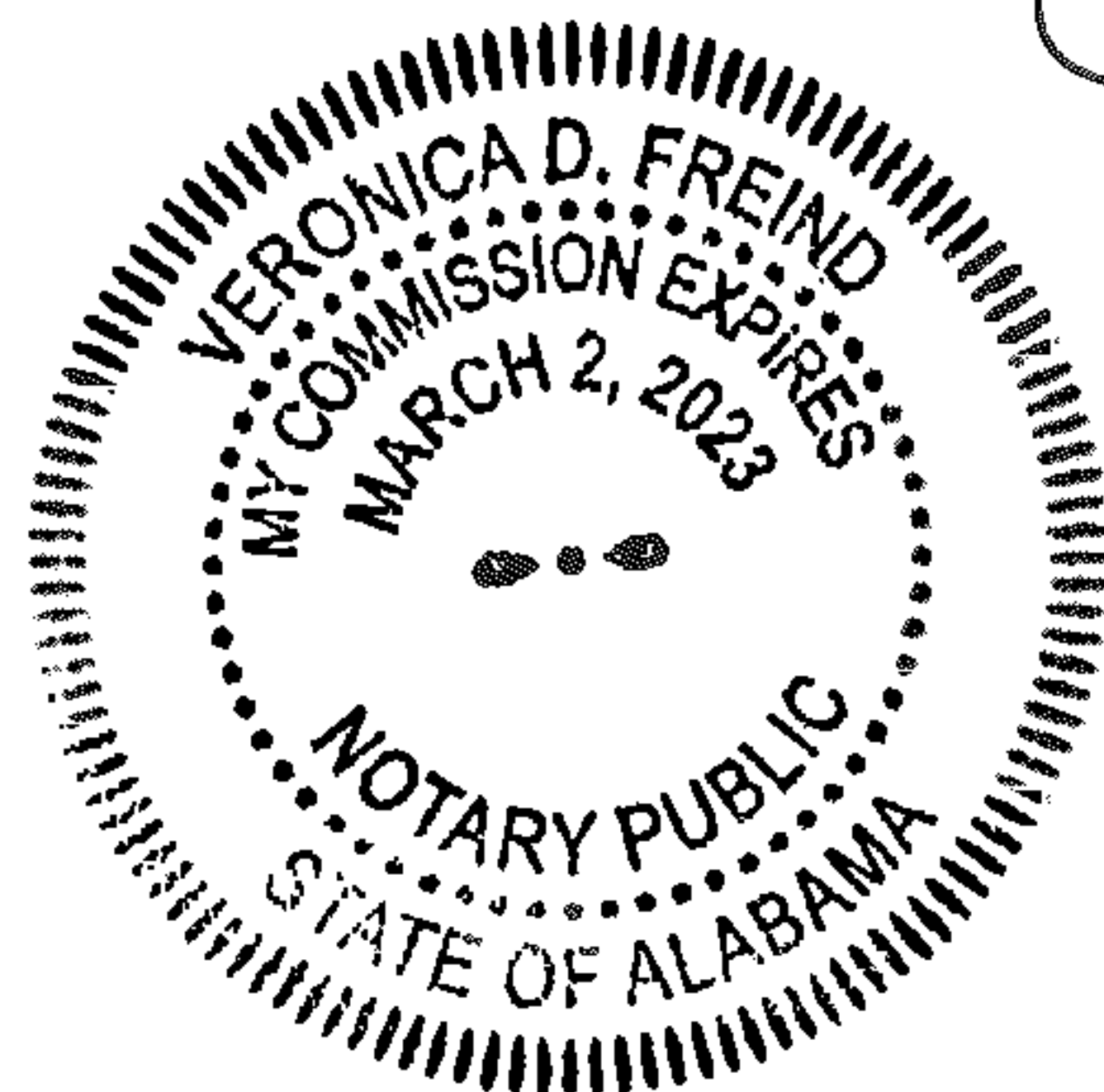
This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the Grantor expressly limits her liability hereunder to the property now or hereafter held by in her in her representative capacity named.

STATE OF ALABAMA)

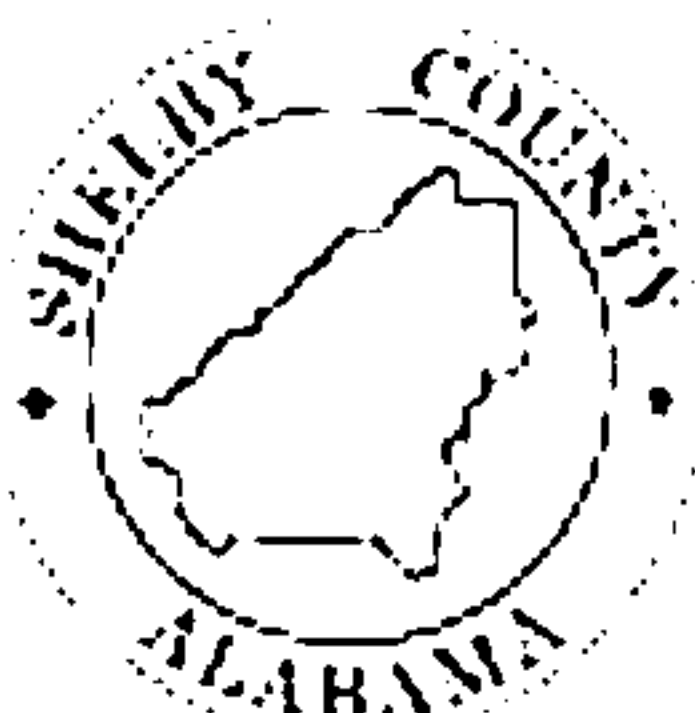
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Ann Elizabeth McGuire, whose name, as Personal Representative of the Estate of Jack Arlen McGuire, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily in her official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2020.



NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2020 01:10:55 PM
\$144.50 CHERRY
20200312000098860

