

20110830000255720 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/30/2011 11:03:21 AM FILED/CERT

This instrument prepared by:
Brice Johnston
Johnston Law Firm, P.C.
The Steiner Building, Suite 301
15 Richard Arrington, Jr. Blvd. N.
Birmingham, AL 35203-4141

Send tax notice to:
James Kidd
3355-A Blue Springs Road
Wilsonville, AL 35186

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

Know all men by these presents, that in consideration of Nine Hundred Fifty and 00/100 Dollars (\$950.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Earnest Sheppard, a single person whose mailing address is 3355 Blue Springs Road, Birmingham, Alabama 35186 (referred to as the "Grantor"), does grant, bargain, sell and convey unto James Kidd, a single person whose mailing address is 3355-A Blue Springs Road, Birmingham, Alabama 35186 (herein referred to as "Grantee"), all of the Grantor's interest in the following described real estate situated in Shelby County, Alabama, to-wit:

North 160 feet of the East ½ of the North West ¼ of the North West ¼ thence South West of County Road 48; Section 1, Township 21 South, Range 1 East.

Parcel Number: 20-1-01-2-001-004.000

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

To have and to hold, unto the said Grantee, his successors and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this the 25th day of August, 2011.

Grantor:

Earnest Sheppard

Earnest Sheppard

Grantee:

James Kidd

James Kidd

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earnest Sheppard, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 25th day of August, 2011.

[Notarial Seal]

[Signature]
Notary Public 8/22/2015

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Kidd, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 30th day of August, 2011.

[Notarial Seal]

[Signature]
Notary Public

My commission expires
10/16/2012