

Send Tax Notice To:
William L. Barnhill
305 Dogwood Trail
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$120,000.00, 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 Andrew Shark, by Linda Hankins as his attorney in fact by power of attorney filed in Instrument # 20130709000278000 in the Probate Office of Shelby County, Alabama, and Christina Shark, by Linda Hankins as his attorney in fact by power of attorney filed in Instrument # 20130709000278020 in the Probate Office of Shelby County, Alabama, husband and wife, whose mailing address is 507 Brookfield Drive, Centreville, MD 21617 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William L. Barnhill, whose mailing address is 305 Dogwood Trail, Alabaster, AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 305 Dogwood Trail, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note: \$117,826.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Andrew Shark, by Linda Hankins as his attorney in fact by power of attorney filed in Instrument # 20130709000278000 in the Probate Office of Shelby County, Alabama, and Christina Shark, by Linda Hankins as his attorney in fact by power of attorney filed in Instrument # 20130709000278020 in the Probate Office of Shelby County, Alabama, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 26th day of April, 2013.

Shelby County, AL 07/09/2013
State of Alabama
Deed Tax:\$2.50

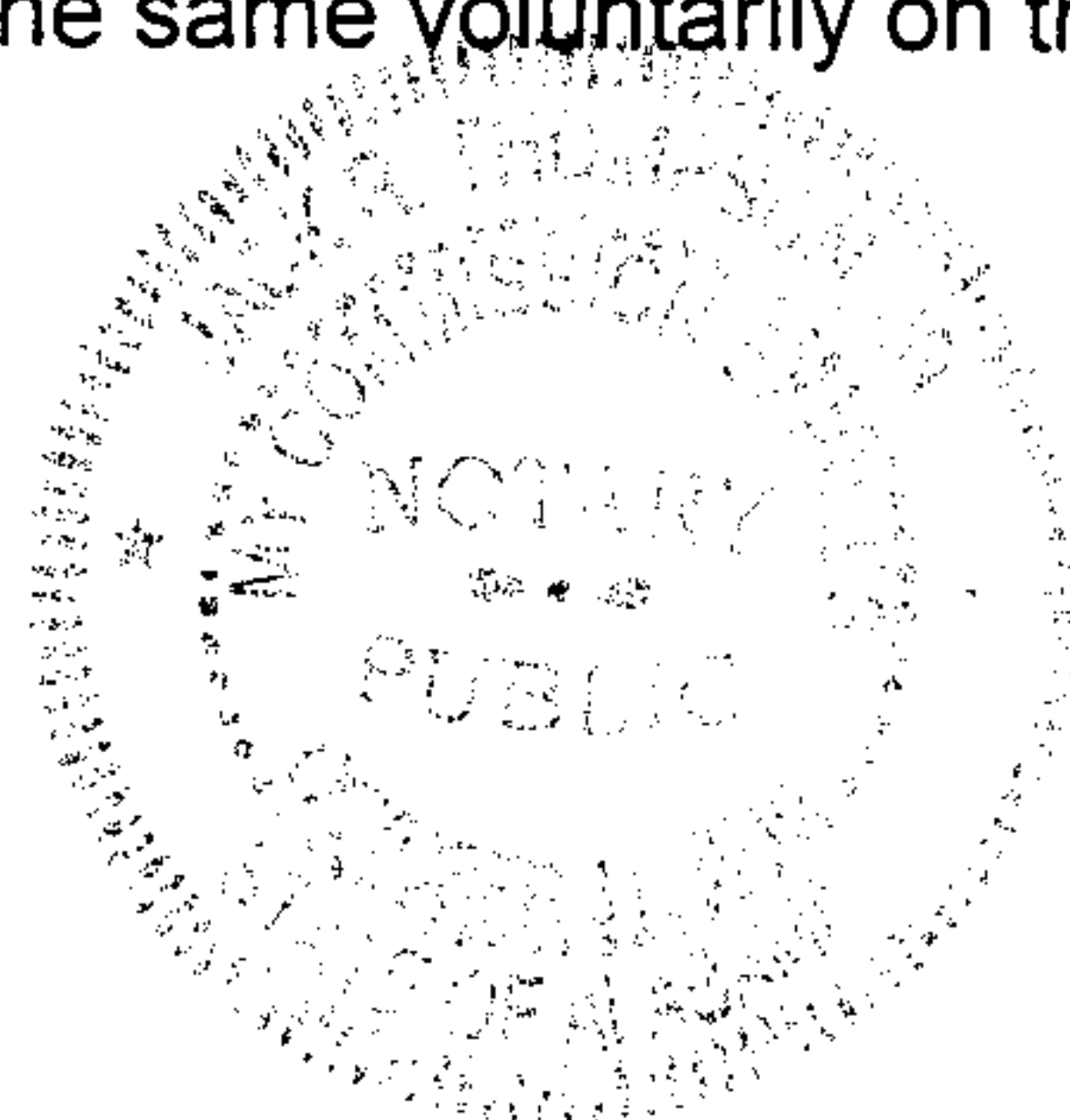
s) , this 26th day of April, 2013.
Andrew Shark, by Linda Hankins
as attorney in fact
 Andrew Shark, by Linda Hankins as attorney in
 fact
Christina Shark, by Linda Hankins
as attorney in fact
 Christina Shark, by Linda Hankins as attorney in
 fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Linda Hankins whose name as Attorney in Fact for Andrew Shark and Christina Shark 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 said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of April, 2013.

10/31/2016



S13-0213

EXHIBIT "A"
Legal Description

Lot 2, according to the Survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16, Page 84, in the Probate Office of Shelby County, Alabama.

