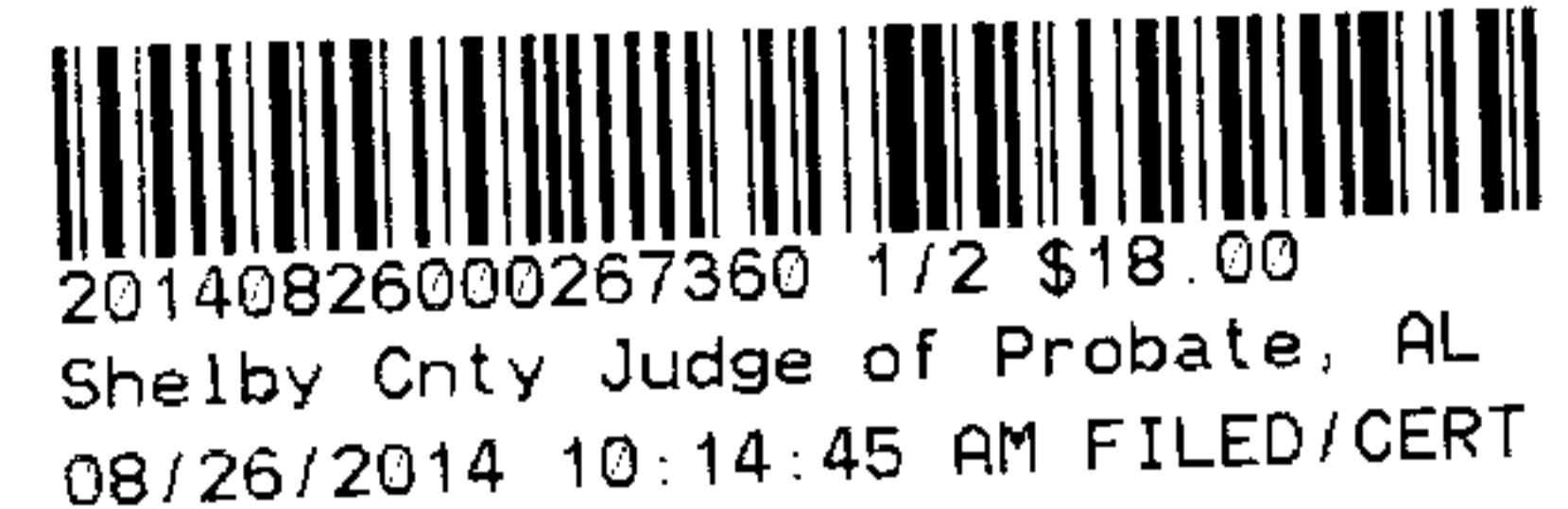


14959

Send tax notice to: Eusebio Santos, 212 Ammersee Lakes Dr., Montevallo, Al. 35115

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

GENERAL WARRANTY DEED



State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred forty-seven thousand and no/100 (\$147,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Samuel T. Sharman and his wife Mary Crater Sharman, whose mailing address is:
PO BOX 170 Montevallo, Al 35115

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Eusebio Santos, whose mailing address is: 212 Ammersee Lakes Dr., Montevallo, Al. 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 212 Ammersee Lakes Dr., Montevallo, Al. 35115** to-wit:

Lot 4, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, page 98 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$147,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 said Grantees, 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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 19th day of August, 2014.

Samuel T. Sharman (Seal)
SAMUEL T. SHARMAN

Mary Crater Sharman (Seal)
MARY CRATER SHARMAN

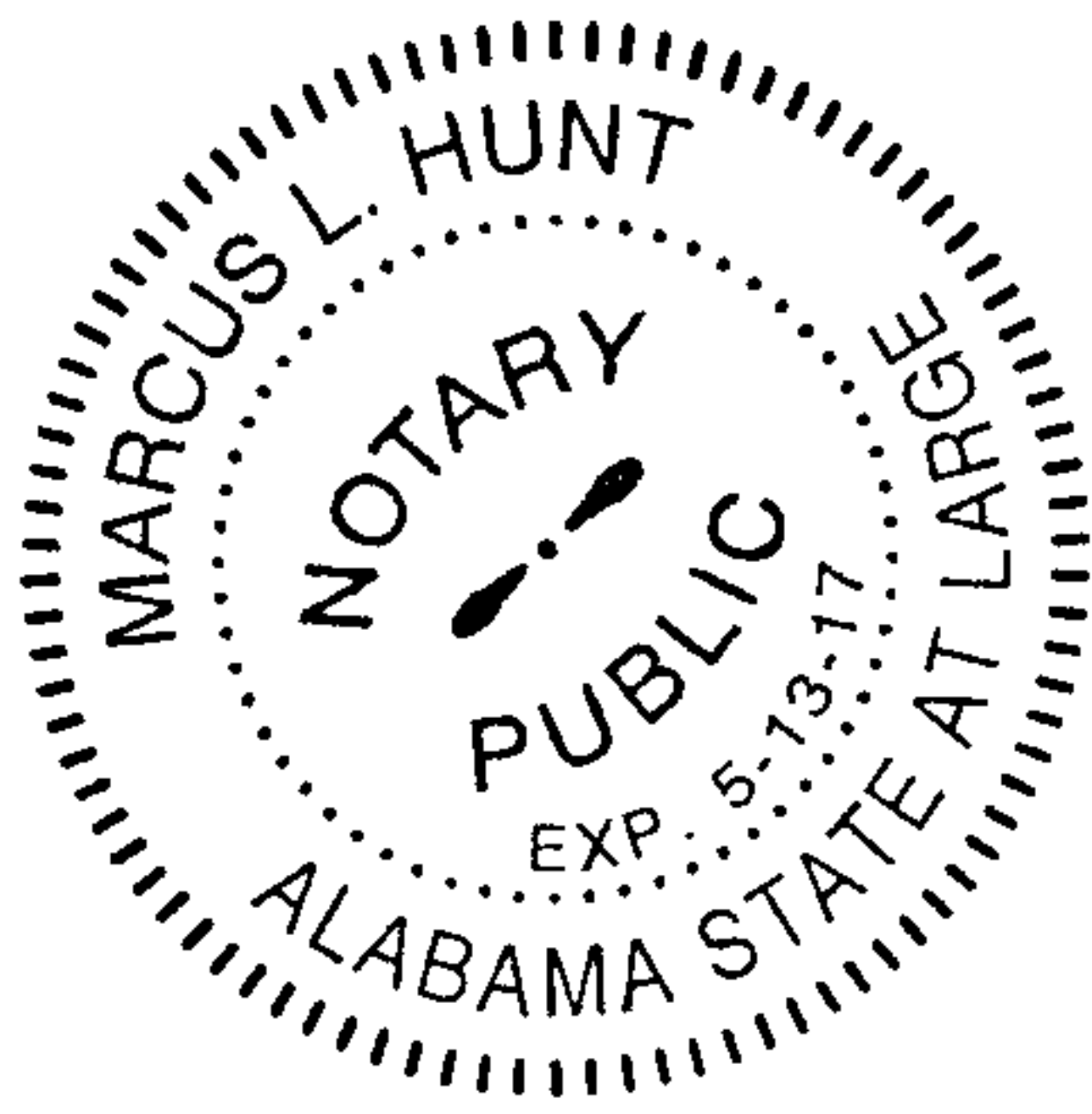
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel T. Sharman and his wife Mary Crater Sharman whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of August, 2014.

Marcus L. Hunt
NOTARY PUBLIC

My commission expires: 5/13/17



20140826000267360 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/26/2014 10:14:45 AM FILED/CERT