

Send tax notice to: ROGER LARUE, 330 Chestnut Lane, Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham Al. 35243

GENERAL WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred seventy thousand and no/100 (\$270,000.00)**, 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

Tommie H. Ashley, an unmarried woman individually and as Personal Representative of the Estate of Larry Frank Ashley, Shelby Co. Probate Case No. PR-2015-000412, whose mailing address is:

141 Cove Lane, Pelham, AL 35124 and

Kendra Kenders, an unmarried woman, whose mailing address is:

436 12th St. S.W., Alabaster, AL 35007

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

ROGER LARUE AND SUE LARUE whose mailing address is: 330 Chestnut Lane, Alabaster, Al. 35007

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, the address of which is: 330 Chestnut Lane, Alabaster, Al. 35007 to-wit

Lot 30, according to the Survey of Amended Map of Dogwood Forest, Third Phase, as recorded in Map Book 18, Page 92 in the Probate Office of Shelby County, Alabama.

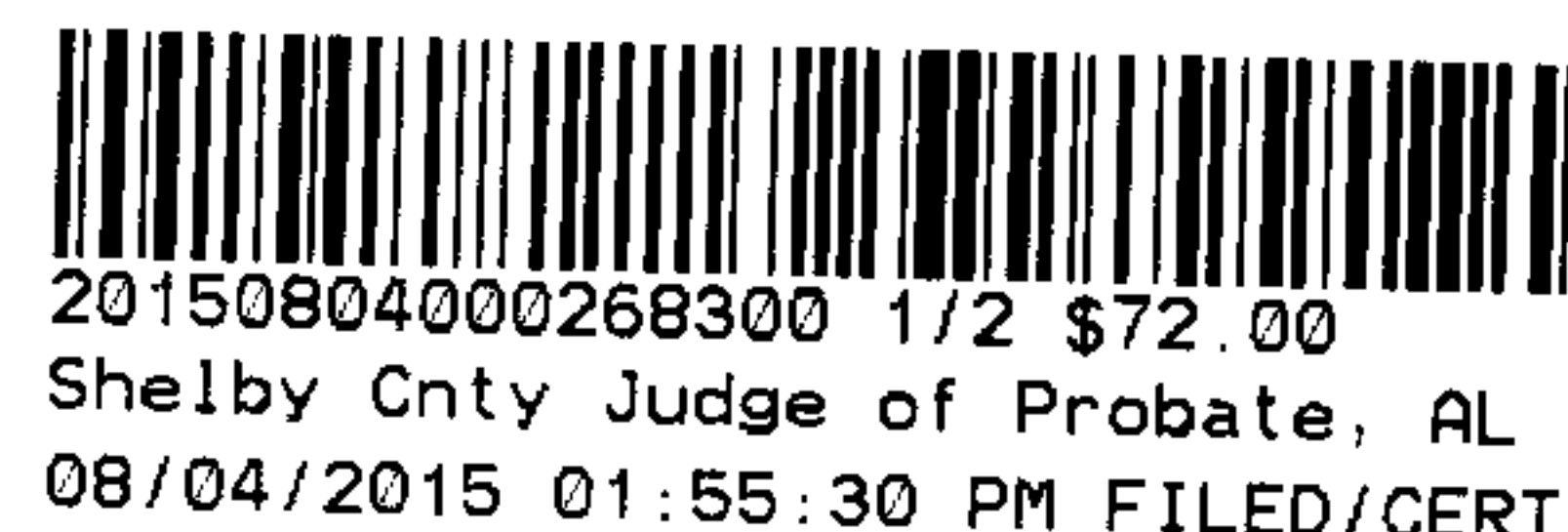
Subject to: All easements, restrictions and rights of way of record.

\$216,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 24th day of July, 2015.



*Tommie H. Ashley, as personal representative
of the estate of Larry Frank Ashley,
Shelby Co. Probate Case No. PR-2015-000412.*

(Seal)

TOMMIE H. ASHLEY, as Personal Representative
of the Estate of Larry Frank Ashley, Shelby Co.
Probate Case No. PR-2015-000412

Tommie H. Ashley

(Seal)

TOMMIE H. ASHLEY, individually

Kendra Kenders

(Seal)

KENDRA KENDERS, individually

State of ALABAMA
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Tommie H. Ashley as Executor of the Estate of Larry Frank Ashley, Shelby Co. Probate Case
No. 2015-000412, whose name 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 the conveyance she
in her capacity as Personal Representative of the Estate of Larry Frank Ahsley executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2015.

My commission expires: 11/5/17

Robert O. McNearney

NOTARY PUBLIC

State of Alabama
County of Jefferson

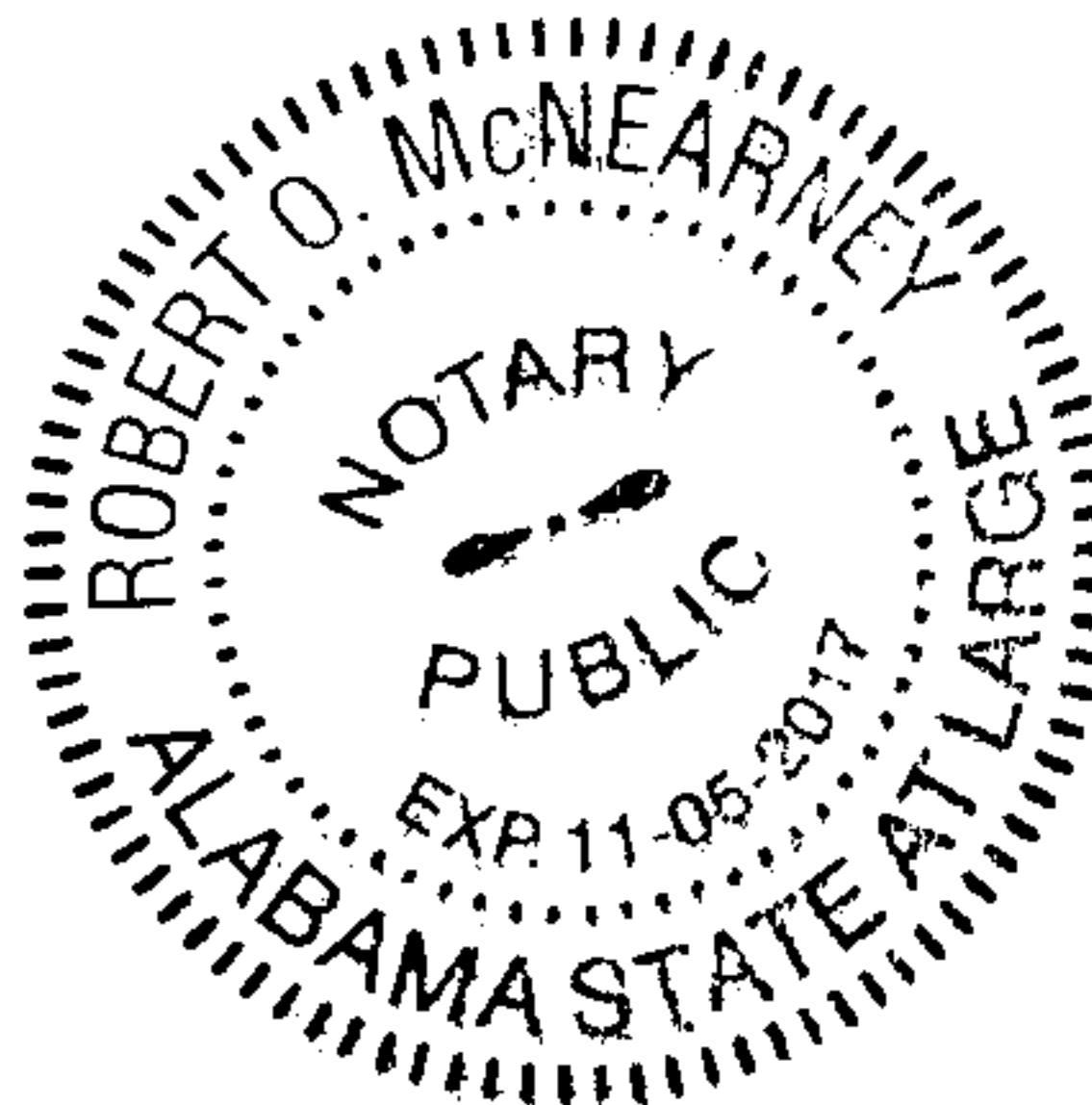
I, the undersigned, a Notary Public in and for said County in said state hereby certify that Tommie
H. Ashley, an unmarried woman and individually and Kendra Kenders, an unmarried woman and
individually, whose names are signed to the foregoing conveyance who are known to me,
acknowledged before me on this day, that being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2015.

Robert O. McNearney

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/17



20150804000268300 2/2 \$72.00
Shelby Cnty Judge of Probate, AL
08/04/2015 01:55:30 PM FILED/CERT