This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027

Send Tax Notice To: Sara Elizabeth Agee 601 Olde Towne Lane Alabaster, AL 35007

> 20151207000416030 12/07/2015 09:12:18 AM DEEDS 1/2

Warranty Deed

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

That in consideration of \$140,000.00, 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 Janice Clemons Hammock, Administrator of the Estate of Jeffrey A. Clemons, deceased, Probate Case No. PR-2014-000552, whose mailing address is 31/3 Nov-Hugate Dvive, Opelika Al 3680 herein referred to as grantor, whether

one or more), grant/bargain, sell and convey unto Sará Elizabeth Agee, whose mailing address is 601 Olde Towne Lane, Alabaster, AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 601 Old Towne Lane, 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; \$137,464.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Janice Clemons Hammock, Administrator of the Estate of Jeffrey A. Clemons, deceased, Probate Case No. PR-2014-000552 has/have hereunto set his/her/their hand(s) and seal(s), this.

Manice Clemons Hammock

Administrator

State of Alabama

I, The Undersigned, a notary for said County and in said State, hereby certify that Janice Clemons Hammock whose name as Administrator of the Estate of Jeffrey Andrew Clemons 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 Administrator of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 18th day of November

Notary Public

Commission Expires:

My commission expires on October 21, 2018

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EXHIBIT "A" Legal Description

Lot 12, according to the Survey of Olde Town Forest, as recorded in Map Book 9, Page 133, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2015 09:12:18 AM
\$20.00 CHERRY
20151207000416030

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