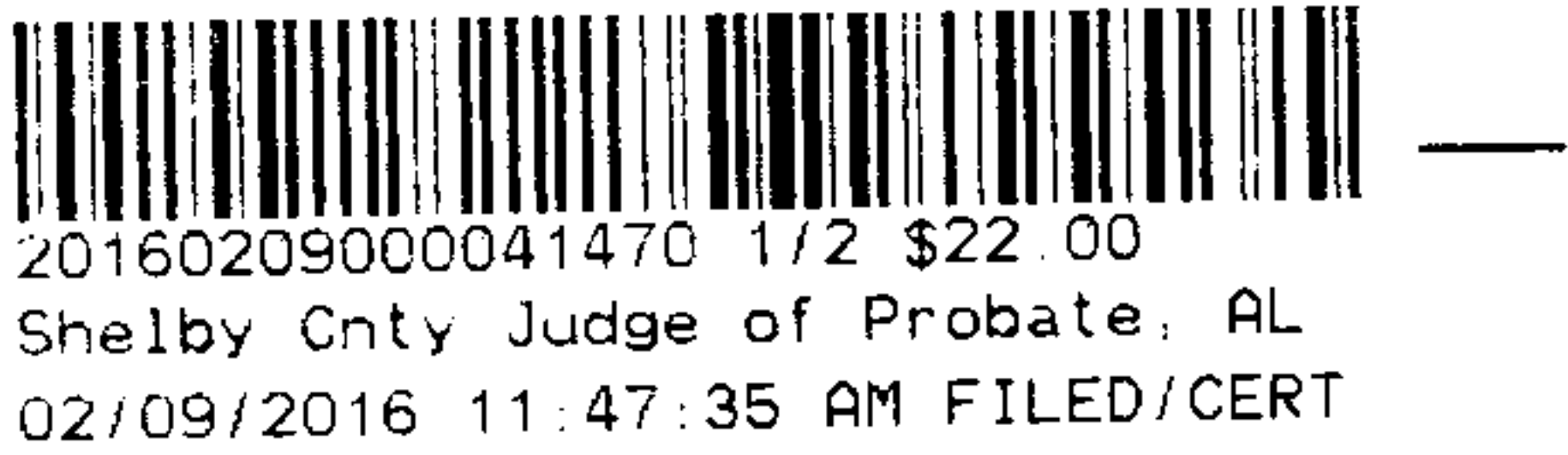


This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Rebecca Lippeatt
(Address) P.O. Box 84
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY **} KNOW ALL MEN BY THESE PRESENTS,**



That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I,

Rebecca Lippeatt, an unmarried woman

(herein referred to as grantor) does grant, bargain, sell and convey unto

Cecil Barton Harrell

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot No. 17 in Sector Two of Fall Acres Subdivision, situated in and being a part of the SE1/4 of the NE1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama.

Rebecca Lippeatt is the sole surviving grantee of that deed from Edward Hillary and wife, Carrie Walker Lippeatt, to Edward Hillary Lippeatt, Carrie Walker Lippeatt, and Rebecca Lippeatt, executed on the 10th day of June 1981, recorded in Deed Book 333 Page 648 in the Office of the Probate Judge of Shelby County, Alabama as Instrument #19810626000070250. One of the grantee's, of said deed, Carrie Walker Lippeatt, died on January 25, 1988 and the other grantee, Edward Hillary Lippeatt, died on November 13, 1982.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
Subject to Restrictions as follows: All lots are for residential purposes only, and dwellings shall have a minimum of 1,200 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other permanently, and this covenant shall attach to and run with the land.

This grantor herein, hereby reserves a life estate to herself in the herein above conveyed property.
The grantee's address herein is 438 Glasgow Green, Helena, AL 35080.
This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of February, 2016.

WITNESS

_____(Seal) Rebecca Lippeatt _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY


I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Rebecca Lippeatt, an unmarried woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of February, 2016.

Laurie A. Walden
Notary Public

Laurie A. Walden
My Commission Expires:
July 8, 2017

07/08/2017
My commission Expires:


20160209000041470 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/09/2016 11:47:35 AM FILED/CERT