

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:

Bert Seitz  
194 Woodbrook Drive  
Columbiana, AL 35051

20160308000072920

03/08/2016 08:13:00 AM

DEEDS 1/2

Warranty Deed

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

That in consideration of \$200,000.00, 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 Lonnie Wilson and Cathy B. Wilson, a married couple, whose mailing address is PO BOX 380061 Birmingham AL 35238 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bert Seitz, whose mailing address is 194 Woodbrook Drive, Columbiana, AL 35051 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 194 Woodbrook Drive, Columbiana, AL 35051; 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; \$190,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Lonnie Wilson and Cathy B. Wilson, a married couple has/have hereunto set his/her/their hand(s) and seal(s) , this 4th day of March, 2016.

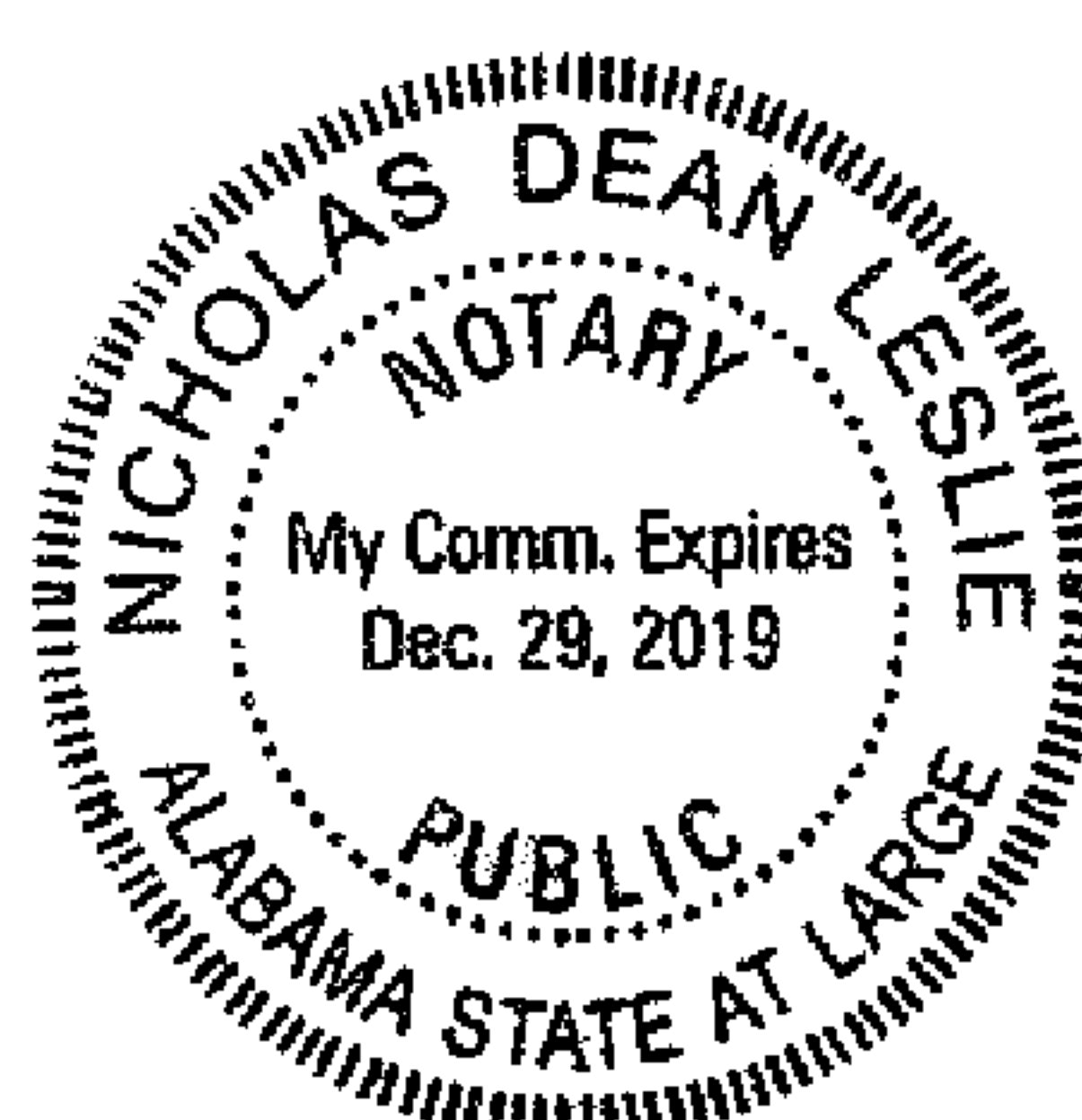
Lonnie Wilson  
Cathy B. Wilson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Lonnie Wilson and Cathy B. Wilson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 4th day of March, 2016.

Nicholas Dean Leslie  
Notary Public  
Commission Expires: 12-29-19



S16-0393CDF

EXHIBIT "A"  
Legal Description

Lot No. 3, according to the Survey of McFadden Estates, as recorded in Map Book 20, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/08/2016 08:13:00 AM  
\$27.00 CHERRY  
20160308000072920

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.