

This instrument was prepared by:  
Rodney S. Parker, Attorney-at-Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2016-03-5017  
Documentary Evidence: Sales Contract

Send tax notice to:  
Antoinette Menier  
c/o Georganne Felt  
1035 N. Broad St.  
Fremont, NE 68025  
(Grantee's Mailing Address)

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$36,500.00)**, which is one-half of fair market value, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **Alice B. Tillery**, an unmarried individual (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell, and convey unto **Antoinette Menier** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 201, according to the survey of Shadow Oaks Estates, Second Sector, as recorded in Map Book 33 page 149, in the Probate Office of Shelby County, Alabama.**

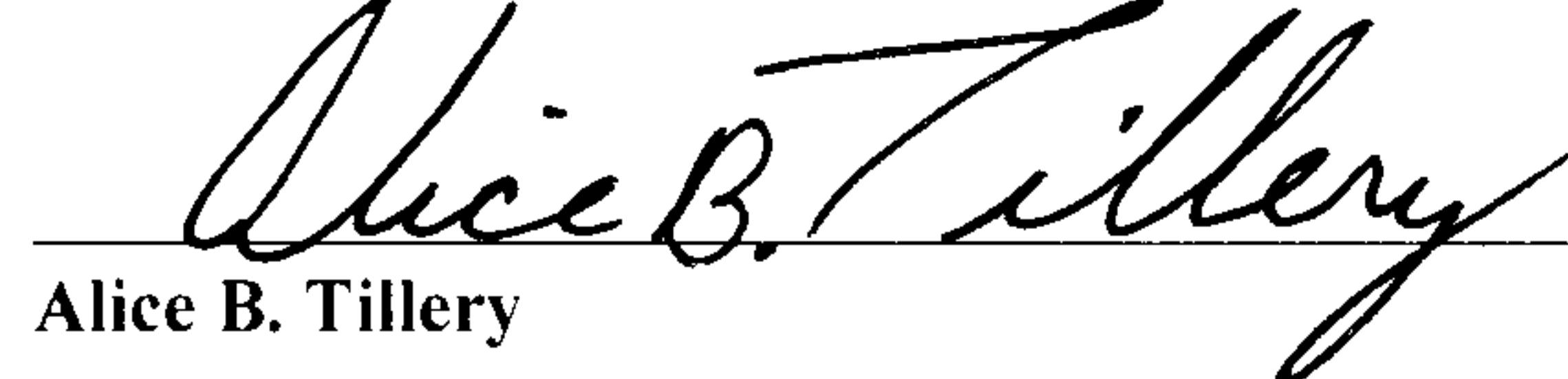
**Property Address: 1004 Shadow Oaks Drive, Wilsonville, Alabama 35186.**

**SUBJECT TO:** Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

**TO HAVE AND TO HOLD** unto Grantee, his heirs and assigns, forever.

Grantor does, for itself, its successors and assigns covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall, warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, **Alice B. Tillery**, has hereunto set her signature and seal, this the **1st** day of April, 2016.

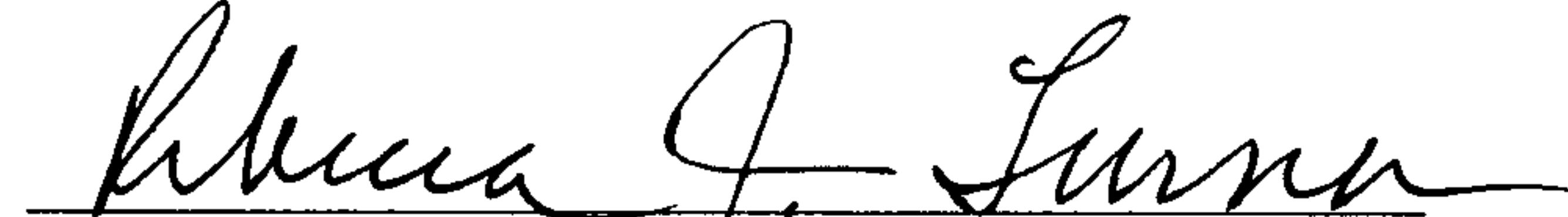
  
Alice B. Tillery (Seal)

Alice B. Tillery

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Alice B. Tillery**, 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 said conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **1<sup>st</sup>** day of April, 2016.

  
Notary Public: **Rebecca J. Turner**  
Commission Expires: 12/22/2018

Grantor's Address:

3007 Shadow Oaks Way  
Wilsonville, AL 35186

Shelby County, AL 04/04/2016  
State of Alabama  
Deed Tax: \$36.50

  
20160404000106350 1/1 \$50.50  
Shelby Cnty Judge of Probate, AL  
04/04/2016 09:21:13 AM FILED/CERT