

This instrument was prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway
Suite 2300
Birmingham, Alabama 35216
File # 2016-04-5060
Documentary Evidence: Sales Contract

Send tax notice to:
Yayoi Kotake
~~4553 Guilford Circle~~ 6568 Mill Creek Circle
Birmingham, Alabama 35242
(Grantee's Mailing Address)

WARRANTY DEED

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

That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **Howard Neil Bailey and Warren Bailey, Co-Trustees of the Family Trust under the Last Will and Testament of Tillie W. Bailey**, (hereinafter referred to as "Grantor") do by these presents, grant, bargain, sell, and convey unto **Yayoi Kotake** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

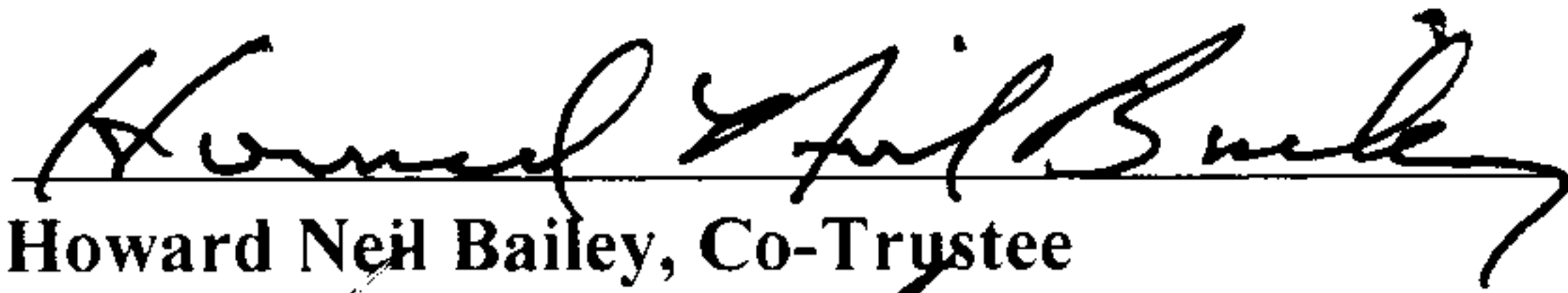
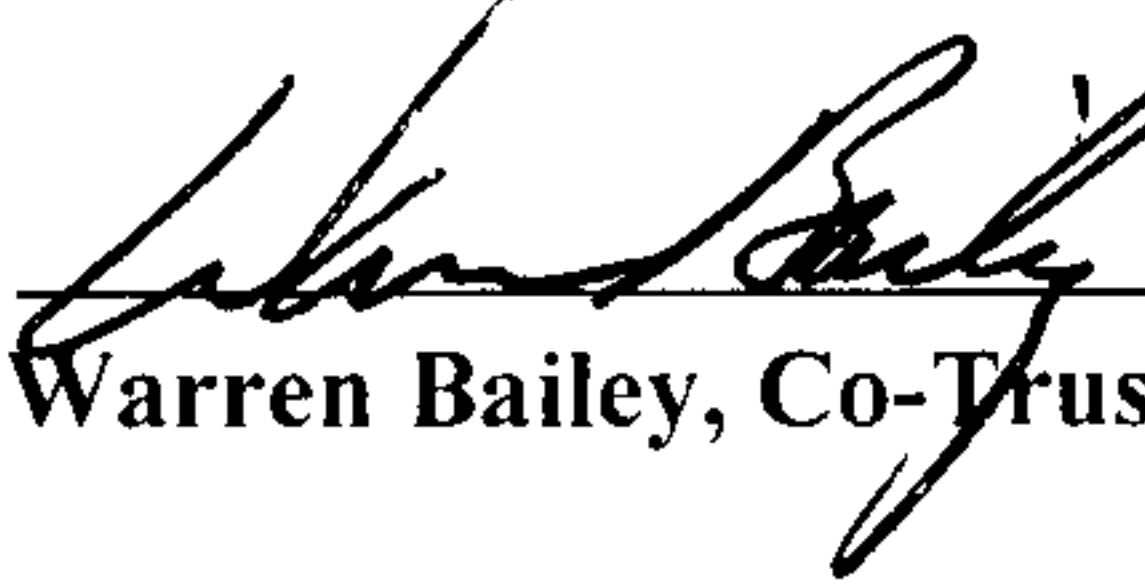
Lot 110, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20 page 105 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, 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, its heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantors, **Howard Neil Bailey and Warren Bailey, as Co-Trustees of the Family Trust under the Last Will and Testament of Tillie W. Bailey**, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 24 day of April, 2016.

 (Seal)
Howard Neil Bailey, Co-Trustee
 (Seal)
Warren Bailey, Co-Trustee


STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Howard Neil Bailey and Warren Bailey**, whose names as **Co-Trustees of The Family Trust under the Last Will and Testament of Tillie W. Bailey**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance they, as such **Co-Trustees** and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of April, 2016.

Property Address:
4553 Guilford Circle
Birmingham, Alabama 35242

Grantor's Address:
PO Box 875
Pelham, AL 35124


20160502000143720 1/1 \$214.00
Shelby Cnty Judge of Probate, AL
05/02/2016 10:26:07 AM FILED/CERT


Notary Public:
My Commission Expires: 3/26/18

Shelby County, AL 05/02/2016
State of Alabama
Deed Tax: \$200.00