

Send tax notice to: Derek P. Kluz, 35 Abbott Square, Birmingham, Al. 35242

Prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160, Birmingham, Al.. 35243

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three hundred ninety-five thousand and no/100 (\$395,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor or Grantors, whether one or more in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged,

Oakworth Capital Bank as Personal Representative of the Estate of Carol A. Jones, deceased, Shelby County, Alabama, Probate Case No. PR-2614-000488 whose mailing address is:

(herein referred to as Grantor, whether one or more, do grant, bargain, sell and convey unto

Derek P. Kluz whose mailing address is: 35 Abbott Square, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 35 Abbott Square, Birmingham, Al. 35242 to-wit:

Lot 11-08, in Block 11, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$269,637.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property nor or hereafter held by it in the representative capacity named.

TO HAVE AN TO HOLD TO THE SAID Grantee, his, her or their heirs and assigns forever.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

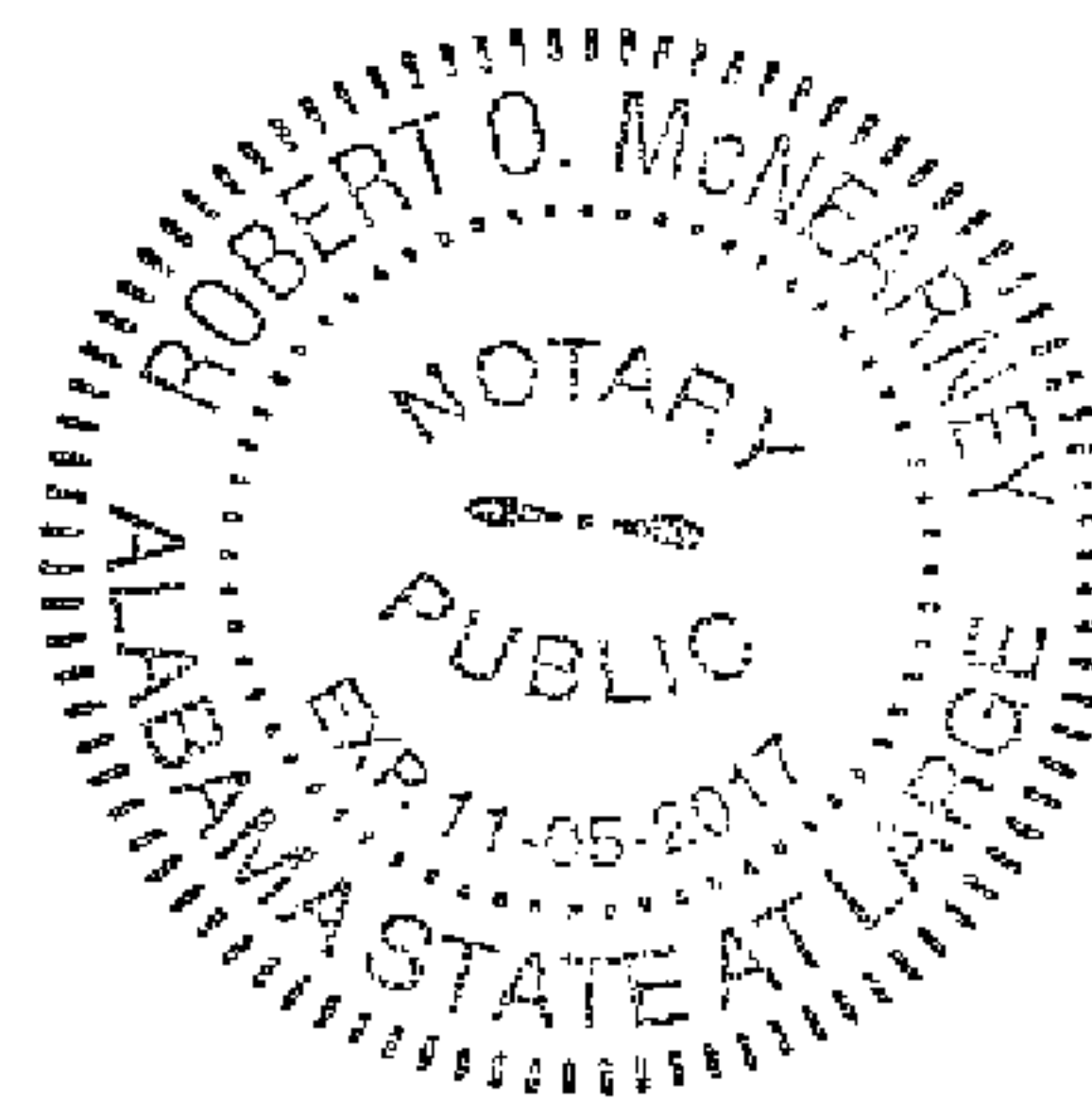
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2016.

(SEAL)
OAKWORTH CAPITAL BANK AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF CAROL A. JONES, DECEASED
Mark C. Keith COUNTY, PROBATE CASE #
BY: MARK C. KEITH

State of ALABAMA
County of SHELBY

I, the undersigned a Notary Public in and for said county and in said state, hereby certify that Mark C. Keith for Oakworth Capital Bank as Personal Representative of the Estate of Carol A. Jones, deceased, Shelby County, Alabama, Probate Case # PR-2014-000488 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 it in its capacity as Personal Representative of the Estate of Carol A. Jones, deceased, Shelby County, Alabama, Probate Case No. PR-2014-000488 executed the same voluntarily on the day the same bears date.
Given under my hand and seal this the 27th day of April, 2016.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/3/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2016 01:30:01 PM
\$142.50 CHERRY
20160506000154250

[Signature]