

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Bethany B. Johnson
321 Oak Mountain Crest Way
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Hundred Five Thousand and 00/100 Dollars (\$905,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Charles E Herlihy, Jr.**, and wife, **Sharon Moloney, individually, and Charles E. Herlihy, Jr. as the Trustee of the Charles E. Herlihy, Jr., M.D. Living Trust** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Bethany B. Johnson** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, according to the Survey of Oak Mountain Preserve Phase 1, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama

\$417,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

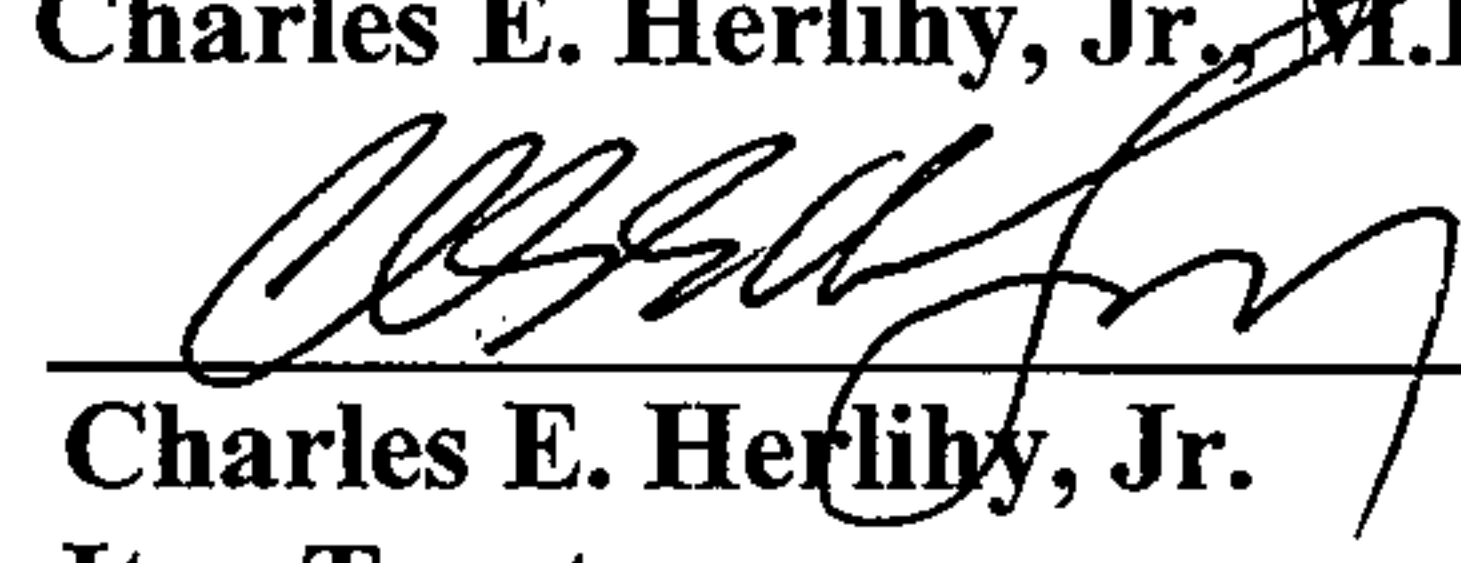
\$350,000.00 of the consideration recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

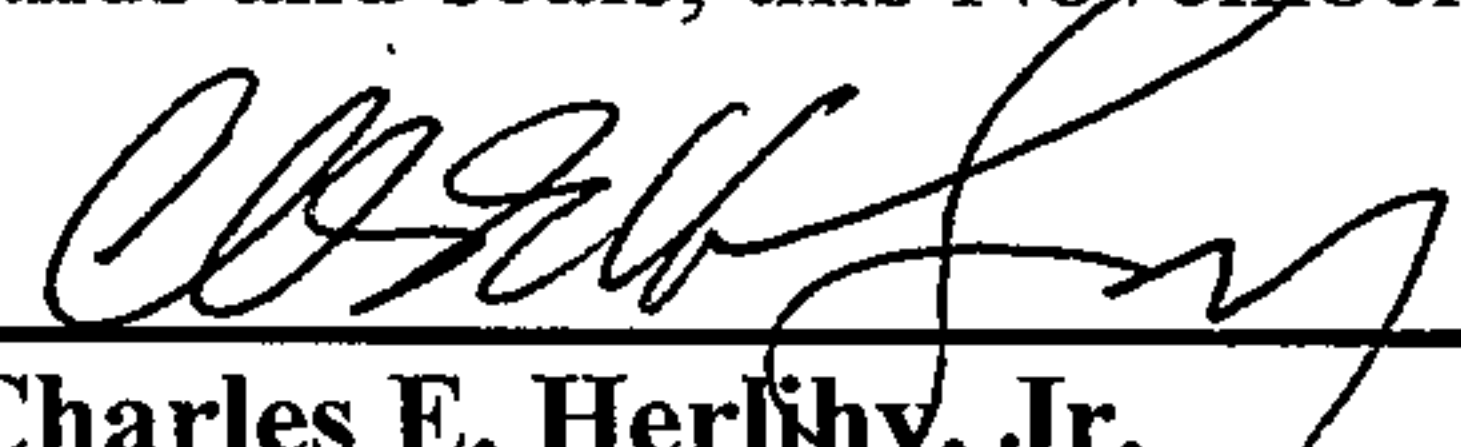
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

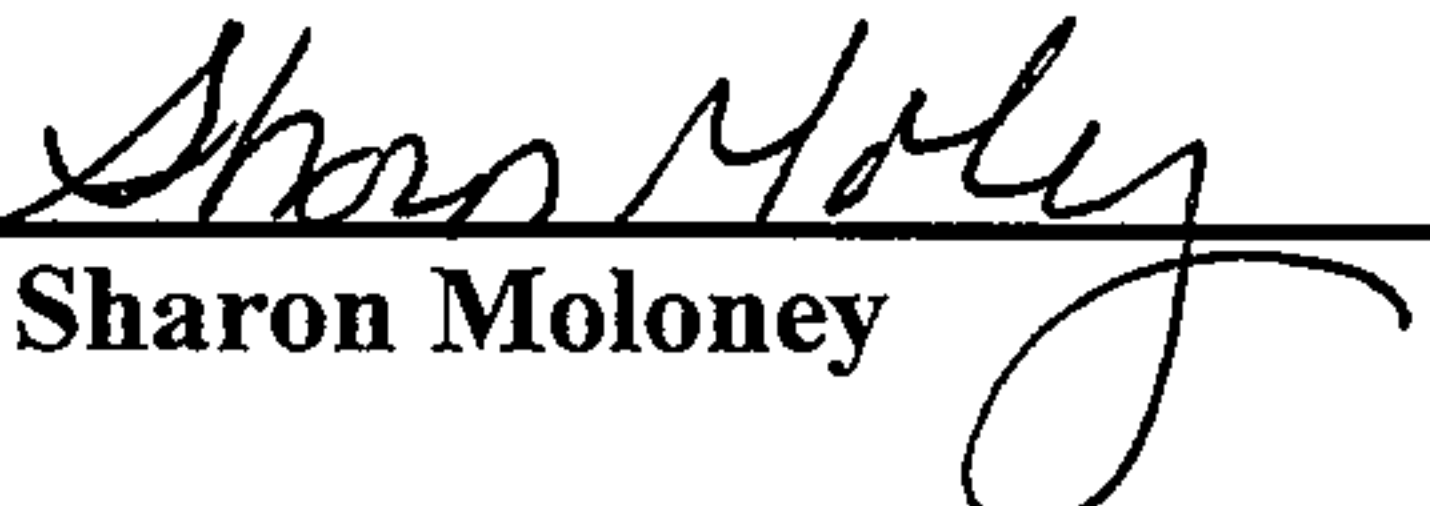
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this November 14, 2016.

Charles E. Herlihy, Jr., M.D. Living Trust
by: 
Charles E. Herlihy, Jr.
Its: Trustee


Charles E. Herlihy, Jr.


Sharon Moloney

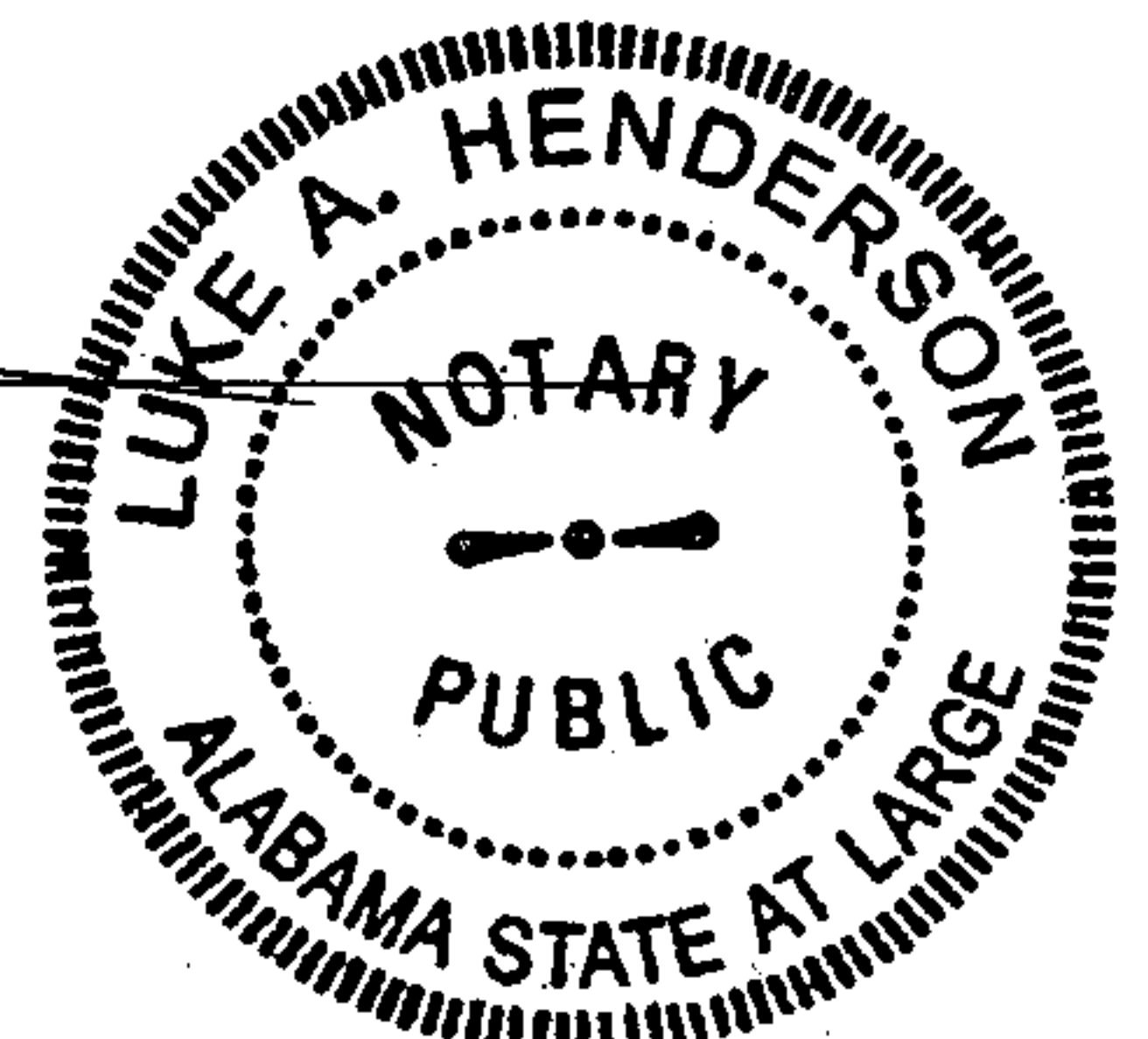
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Charles E Herlihy, Jr.** and wife, **Sharon Moloney**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 14, 2016.

My Commission Expires: 7-26-2020


Notary Public



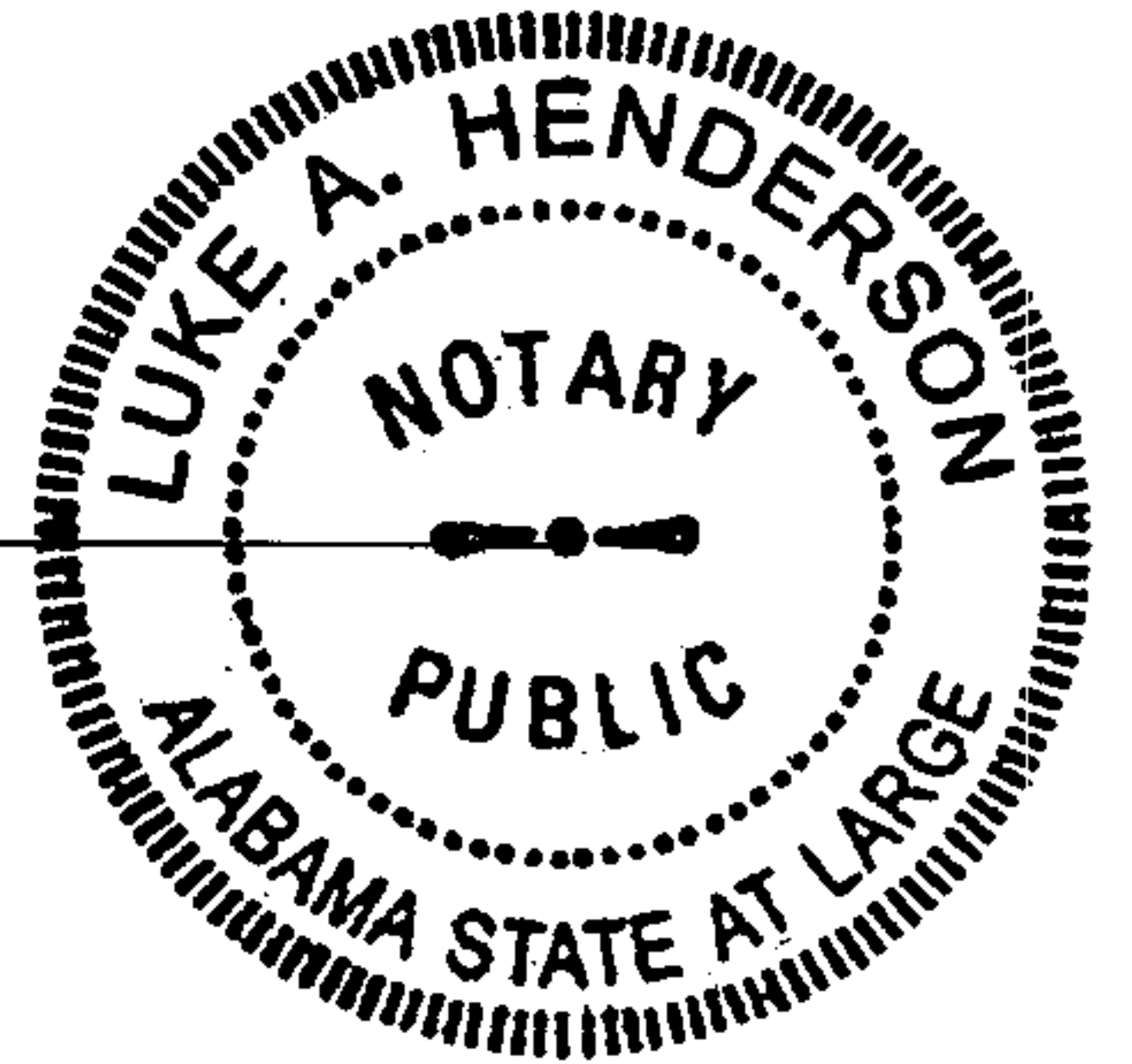
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Luke A. Henderson, a Notary Public for the State of Alabama, do hereby certify that **Charles E. Herlihy, Jr.**, whose name as Trustee for that trust named **Charles E. Herlihy, Jr., M.D. Living Trust**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 14 day of November, 2016

My Commission Expires: 7-26-2020


Notary Public



Grnator's Address:
1214 Oxford Lane
Crapevine, TX 76057

Property Address:
321 Oak Mountain Crest Way
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2016 01:06:59 PM
\$156.00 CHERRY
20161130000436880

