
20161229000473450 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/29/2016 02:51:33 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Kirby Sevier, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Sue A. Newton
2837 Canoe Brook Lane
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

**THIS STATUTORY WARRANTY DEED IS BEING RECORDED IN ORDER TO
CLEAR TITLE TO THE SUBJECT PROPERTY.**

WHEREAS, Alex W. Newton (the "Decedent"), a resident of Jefferson County, Alabama and the Grantee in that certain Warranty Deed dated March 18, 1983, recorded April 15, 1983, in the Probate Office of Shelby County, Alabama in Book 346, Page 384;

WHEREAS, Alex W. Newton a/k/a Alexander Worthy Newton, died on or about December 25, 2015, leaving a last will and testament dated January 28, 2009 (Decedent's Will), which was admitted to probate in the Probate Court of Jefferson County, Alabama, on January 13, 2016, bearing Case No. 2016-227377, and Robins J. Newton and Jane W. Newton were duly appointed as Personal Representatives of the Decedent's estate;

WHEREAS, at the time of the Decedent's death, the Decedent owned the following real estate located in Shelby County, Alabama (as hereinafter defined); and

WHEREAS, under the terms of Article Four of Decedent's Will, title to the Shelby County property passed on the Decedent's death as part of the Decedent's "Vacation Property" to the Decedent's spouse, **SUE A. NEWTON**.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ROBINS J. NEWTON and JANE W. NEWTON, as Personal Representatives of the Estate of Alex W. Newton, deceased** (herein referred to as "Grantors"), do grant, bargain, sell and convey unto **SUE A. NEWTON** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

The subject property is being conveyed subject to:

1. Restrictive covenants and conditions recorded August 1, 1974 in Misc. Book 9, Page 432.
2. Utility easements as shown on the recorded map of said subdivision.
3. Title subject to one-half interest in mineral rights previously reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey recorded in Deed Book 199, Page 523.
4. Restrictions as shown on the recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. dated April 18, 1975 recorded in Deed Book 292, Page 353.
6. Permit to South Central Bell Telephone Company dated June 14, 1976, recorded in Deed Book 299, Page 702.
7. Any and all taxes which are a lien against the subject property, whether paid or accruing.
8. All easements, restrictions, reservations and rights of way which appear of record in the Probate Office of Shelby County, Alabama.

This deed was prepared with information supplied by Grantors without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

The information below being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantors Name: Robins J. Newton and Jane W. Newton, as Personal
Representatives of the Estate of Alex W. Newton, deceased
Mailing Address: 3736 Wimbleson Drive, Birmingham, Alabama 35223

Grantee Name: Sue A. Newton
Mailing Address: 2837 Canoe Brook Lane, Birmingham, Alabama 35243

Property Address: 149 Deerwood Lane Drive, Harpersville, Alabama 35078

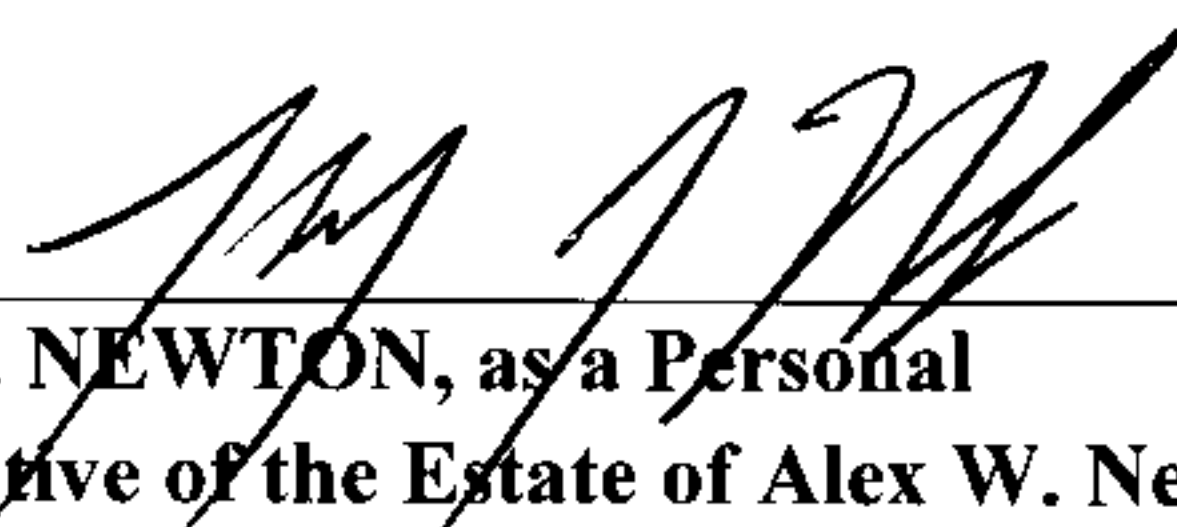
Appraised Value: \$1,000,000.00
The actual value claimed can be verified by: Appraisal

This instrument is executed without warranty or representation of any kind on the part of Grantors, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantors and not specifically excepted herein.

This instrument is executed by Grantors solely in their 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 said Grantors in their individual capacity, and

Grantors expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacity named.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 5 day of December, 2016.




**ROBINS J. NEWTON, as a Personal
Representative of the Estate of Alex W. Newton,
deceased**

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBINS J. NEWTON**, whose name as a Personal Representative of the Estate of Alex W. Newton, deceased, 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, he, as such Personal Representative and with full authority, executed the same on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2016.




NOTARY PUBLIC

My Commission Expires: _____

[SEAL]

MARCIA L. LOWRY
Notary Public, Alabama State At Large
My Commission Expires Sept. 10, 2017


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Jane W. Newton

**JANE W. NEWTON, as a Personal Representative
of the Estate of Alex W. Newton, deceased**

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JANE W. NEWTON**, whose name as a Personal Representative of the Estate of Alex W. Newton, deceased, 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, she, as such Personal Representative and with full authority, executed the same on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2016.

Carrisa J. Allen

NOTARY PUBLIC

My Commission Expires: 8-1-2020

[SEAL]



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