

Grantor's address:
PO Box 264
Youngstown, FL 32466

Grantee's address:
104 Kent Hill Circle
Alabaster, AL 35007

Property Address
252 May View Court
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 DOLLARS (\$40,000) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kenneth Clay Gingo, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Rodney G. Brown or Connie Brown (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County,

Alabama to-wit:

Lot 28 and the East 45 feet of Lot 29, according to R. E. Whaley's Subdivision of the Town of Maylene, Alabama, as shown on map of said subdivision recorded in Map Book 3, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/06/2017
State of Alabama
Deed Tax: \$40.00


20170106000005620 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
01/06/2017 09:39:32 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5th day of January, 2017.


Kenneth Clay Gingo

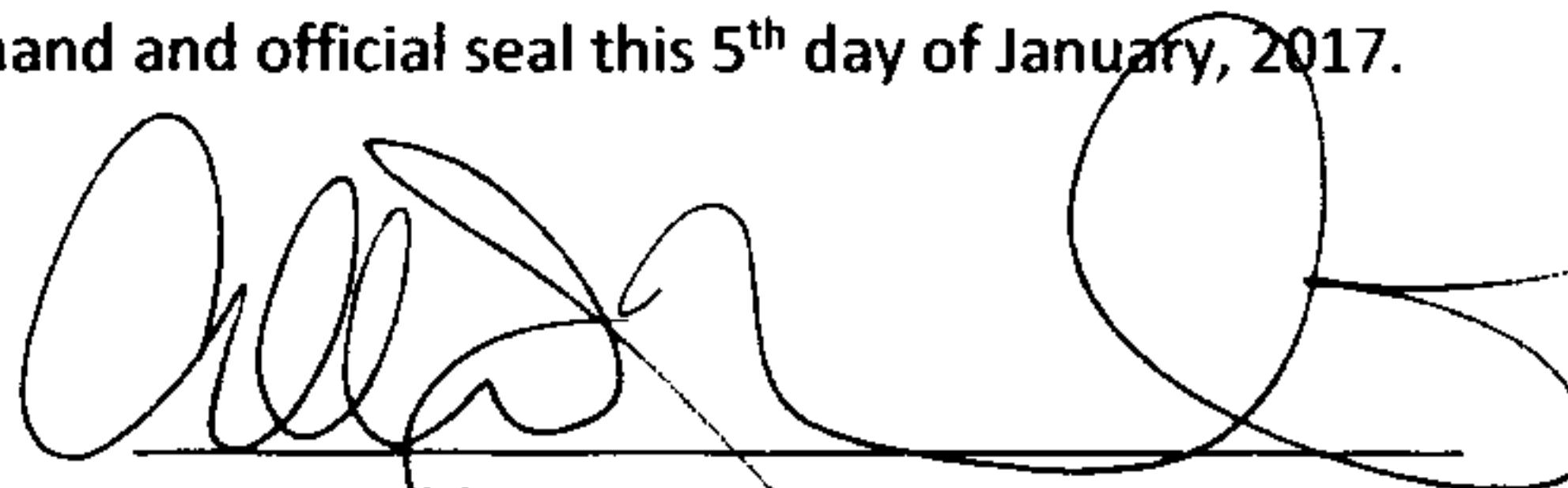
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

MY COMMISSION EXPIRES MARCH 12, 2017

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Clay Gingo, whose name is signed to the foregoing conveyance, and who is known to me, (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2017.


Notary Public


20170106000005620 2/2 \$58.00
Shelby Cnty Judge of Probate. AL
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