

Grantor:
The Lanham Family Living Trust, dated December 3, 2010
313 Lime Creek Circle
Chelsea, AL 35043

Property Address:
168 Polo Downs
Chelsea, AL 35043

Date of Sale: _____

Grantee:
Rebecca Helen Lanham
168 Polo Downs
Chelsea, AL 35043

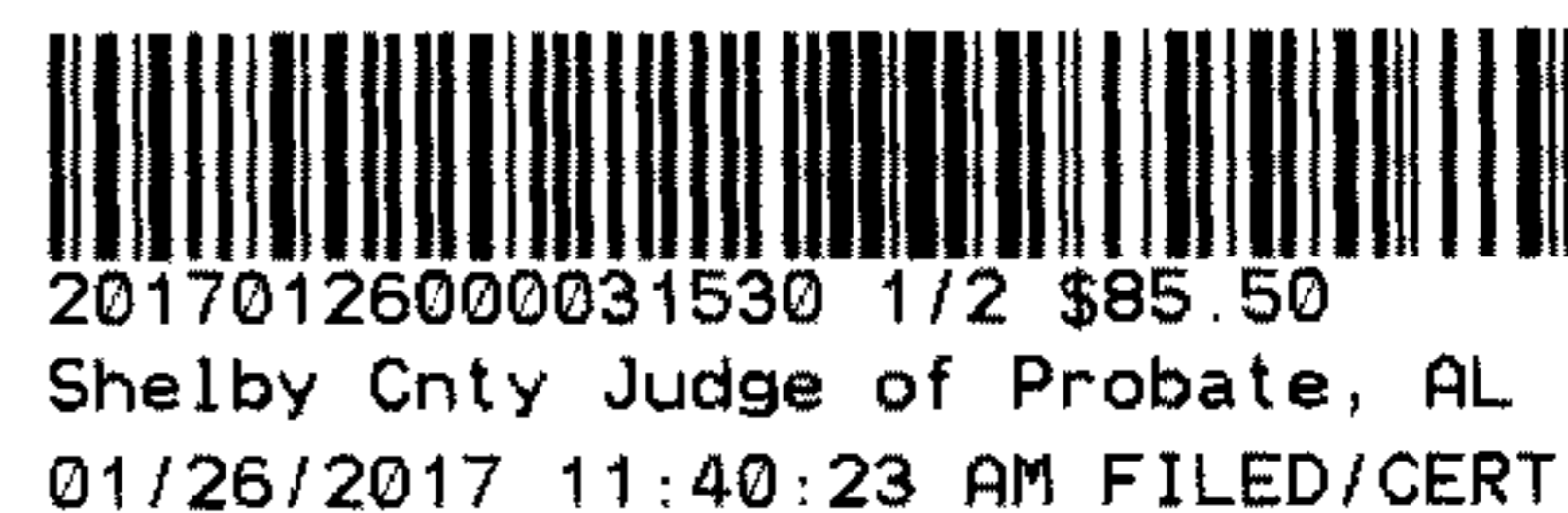
Purchase Price: Transfer pursuant to
Divorce Settlement Agreement and Divorce
Decree ~~\$133,900.-~~ 1/2 Value \$ 66,950.⁰⁰

Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Scott Harwell, Attorney
HARWELL LAW FIRM, LLC
1063 Narrows Way, Suite A
Birmingham, AL 35242

SEND TAX NOTICE TO:
Rebecca Helen Lanham
168 Polo Downs
Chelsea, AL 35043

WARRANTY DEED



STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms of the Divorce Agreement between Rebecca Helen Lanham and Randee C. Lanham and the Final Decree of Divorce entered by the Shelby Circuit Court on October 19, 2016, Rebecca Helen Lanham and Randee C. Lanham, as Co-Trustees of The Lanham Family Living Trust, dated December 3, 2010, a living trust, (hereinafter referred to as "GRANTOR"), the said GRANTOR does by these presents grant, bargain, sell and convey to Rebecca Helen Lanham, (hereinafter referred to as "GRANTEE"), the following described real estate, located and situated in Shelby County, to wit:

Lot 212, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Shelby County, AL 01/26/2017
State of Alabama
Deed Tax: \$66.50

1. Ad valorem taxes for the year, 2017, not yet due and payable.
2. Building Lines, Easements and Restrictions as shown by recorded map.
3. Easement to Alabama Power Company recorded in Instrument 1995-22455, in the Probate Office of Shelby County, Alabama.
4. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180080 in the Probate Office of Shelby County, Alabama.
5. Easement to BellSouth Telecommunications, as recorded in Instrument 20070418000178850, in the Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings appearing of records in Instrument 20071008000469200, First Amendment recorded in Instrument 200080512000192610, Second Amendment recorded in Instrument 20100325000086330, Third Amendment recorded in Instrument 20100618000195550, Assignment of Developers Rights recorded in Instrument 20100325000086360, in the Probate Office of Shelby County, Alabama.
7. Articles of Organization of Polo Crossings Owners Association, Inc. as recorded in Instrument 20071008000469190, in the Probate Office of Shelby County, Alabama.
8. Declaration of Sanitary Sewer Easement as recorded in Instrument 20090903000340190, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto and Release of Damages, conditions, covenants and restrictions recorded in Instrument 20071008000469280, in the Probate Office of Shelby County, Alabama.

10. Minerals, Resources and Groundwater recorded in Instrument in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said The Lanham Family Living Trust, dated December 3, 2010, does for itself, its successors and assigns, covenant with the said GRANTEE, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, and that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The Lanham Family Living Trust, dated December 3, 2010, is authorized to execute this conveyance and the Co-Trustees, Rebecca Helen Lanham and Randee C. Lanham, have hereto set our signatures and seals, this the 24th day of January, 2017.

The Lanham Family Living Trust, dated December 3, 2010


[Signature] (SEAL)

By: Randee C. Lanham
ITS: Co-Trustee

[Signature] (SEAL)

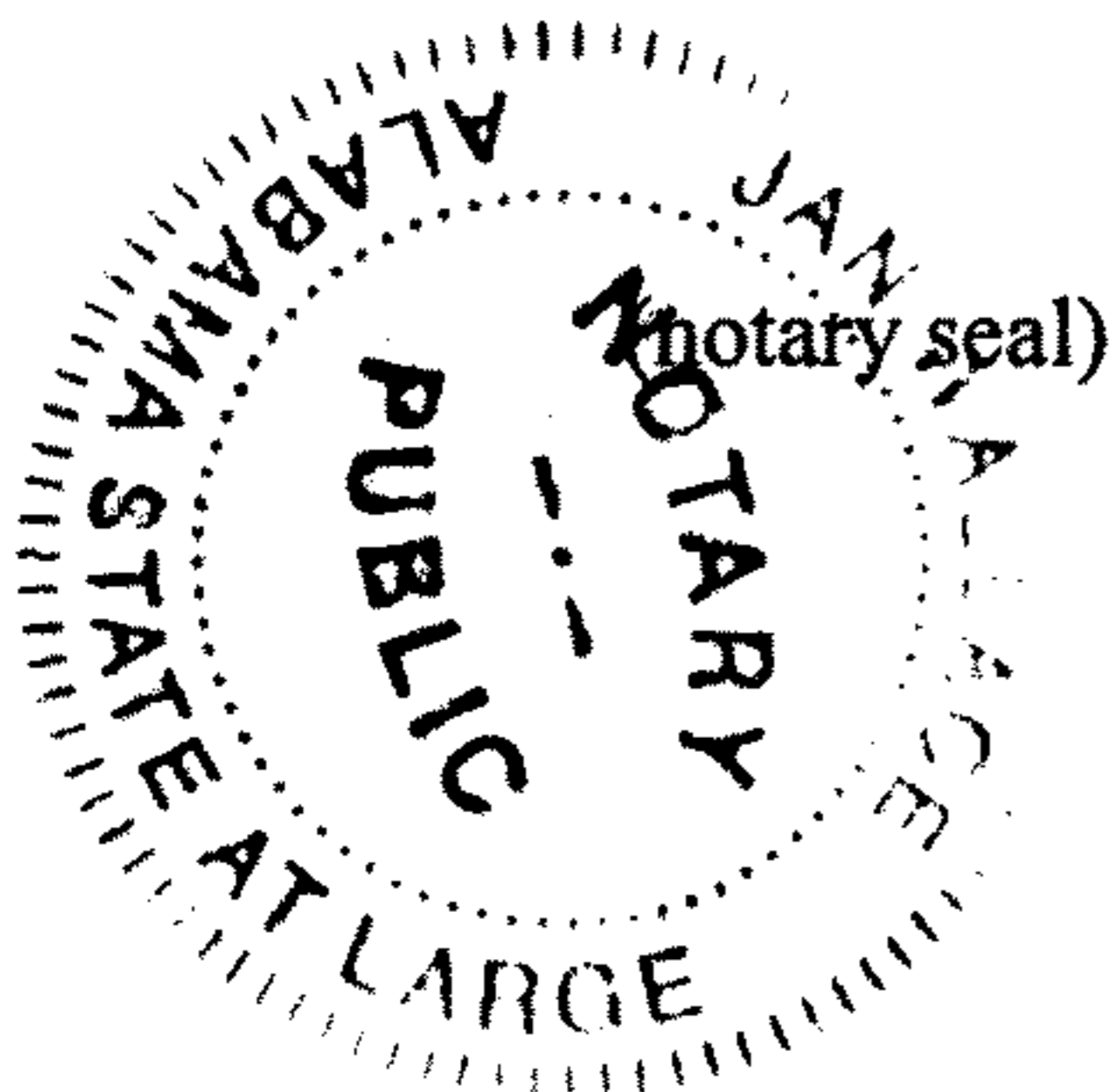
By: Rebecca Helen Lanham
ITS: Co-Trustee

STATE OF ALABAMA)
SHELBY COUNTY)


20170126000031530 2/2 \$85.50
Shelby Cnty Judge of Probate, AL
01/26/2017 11:40:23 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randee C. Lanham and Rebecca Helen Lanham, whose names as the Co-Trustees of The Lanham Family Living Trust Agreement, dated December 3, 2010, are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they, as the Co-Trustees of The Lanham Family Trust Agreement, dated December 3, 2010 and will full authority, executed the same voluntarily for and as the act of The Lanham Family Living Trust, dated December 3, 2010.

Given under my hand and official seal this 24th day of JAN., 2017.



[Signature]
NOTARY PUBLIC
My Commission expires: 04/23/2018