

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Karen Drake
102 Sommersby Drive
Pelham, AL 35124

20170127000033460
01/27/2017 12:27:15 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$115,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Sarah Wallace Hart aka Sarah E. Wallace-Hart, Personal Representative of the Estate of Jack R. Wallace aka Jack Raymond Wallace, deceased Jefferson County Probate Case No. 2017-00023,, whose mailing address is 109 Edgemoor Avenue, Bham, AL 35209 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Karen Drake, whose mailing address is 102 Sommersby Dr. Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 102 Sommersby Drive, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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

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

Note; \$113,407.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Sarah Wallace Hart aka Sarah E. Wallace-Hart, Personal Representative of the Estate of Jack R. Wallace aka Jack Raymond Wallace, deceased Jefferson County Probate Case No. 2017-00023, has/have hereunto set his/her/their hand(s) and seal(s) , this 25th day of January, 2017.

BY: Sarah Wallace Hart
Sarah Wallace Hart aka Sarah E. Wallace-Hart,
Personal Representative of the Estate of Jack R.
Wallace aka Jack Raymond Wallace, deceased
Jefferson County Probate Case No. 2017-00023,

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sarah Wallace Hart aka Sarah E. Wallace-Hart whose name as Personal Representative of the Estate of Jack Raymond Wallace a/k/a Jack R. Wallace is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of January, 2017.
[Signature]
Notary Public
Commission Expires: 10/31/2020

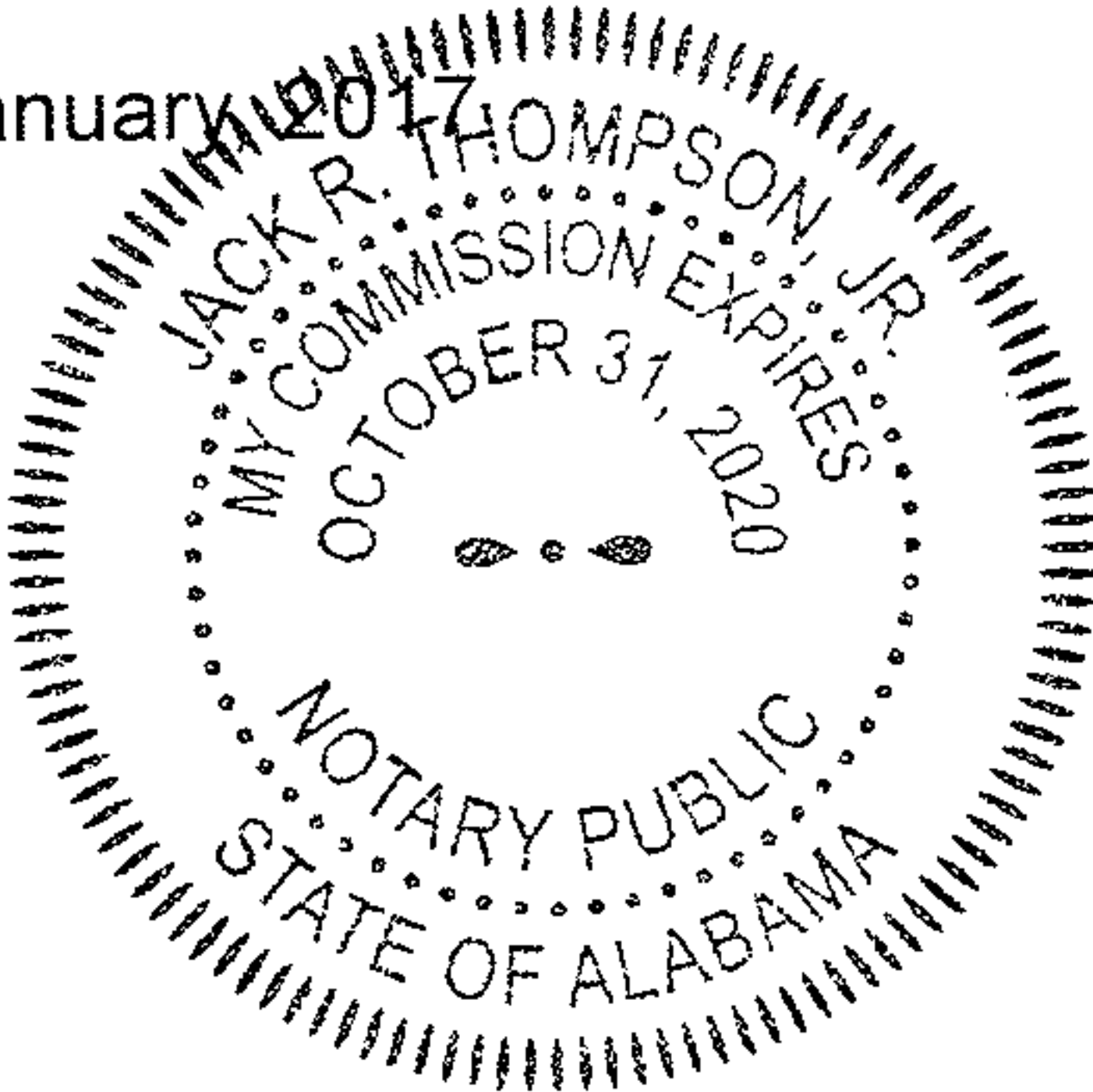


EXHIBIT "A"
Legal Description

Lot 57, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/27/2017 12:27:15 PM
\$20.50 CHERRY
20170127000033460

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name and title of the Probate Judge.