INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

THIS INSTRUMENT PREPARED BY:
Fred R. DeLeon, Jr.
200 Wellington Manor Court, Suite 100
Alabaster, AL 35007

SEND TAX NOTICE TO:
Misty M. Lawley
51 Highway 255
Montevallo, AL 35115

WARRANTY DEED

20170313000084910 1/1 $81.00
Shelby Cnty Judge of Probate, AL
03/13/2017 02:58:25 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Sixty-Five Thousand And Six Hundred And No/100 Dollars ($65,600.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, ROBBIE LORETTA GREENHILL, an unmarried woman (hereinafter GRANTOR), do grant, bargain, sell and convey unto MISTY MARIE LAWLEY, an unmarried woman (hereinafter GRANTEE), all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence S 0° 12' 47" W a distance of 262.33 feet to the POINT OF BEGINNING, said point also a point on the west right-of-way of Shelby County Highway 255; thence continue along the last described course and along said right-of-way a distance of 96.96 feet; thence N 89° 47' 11" W and leaving said right-of-way a distance of 195.15 feet; thence N 0° 12' 49" E a distance of 154.51 feet; thence S 68° 6' 47" E a distance of 150.00 feet; thence S 87° 34' 9" E a distance of 55.80 feet to the POINT OF BEGINNING. Said parcel of land contains 0.53 acres, more or less, situated in Shelby County, Alabama.

Source of Title: Deed Book 249, Page 376.

SUBJECT to current taxes, all matters of public record, including, but not limited to easements, reservations, restrictions of record, and other matters, which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does, for Grantor and for Grantor's heirs, personal representatives, executors, administrators, and assigns forever covenant with Grantee, that Grantor is lawfully seized in fee simple of said premises; that it is 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

The property herein conveyed is not part of the homestead of Grantor

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 17, 2017.

Robbie Loretta Greenhill
Grantor
Robbie Loretta Greenhill

Shelby County, AL 03/13/2017
State of Alabama
Deed Tax:$66.00

Grantor's Name Robbie Loretta Greenhill
Mailing Address 517 N. Grande View Trail
Maylene, AL 35114

Grantee's Name Misty Marie Lawley
Mailing Address 51 Hwy. 255
Montevallo AL 35115

Property Address 51 Hwy. 255
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robbie Loretta Greenhill, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 17th day of January, 2017.

Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA
FRED R. DELEON, JR.
My Commission Expires
July 8, 2019