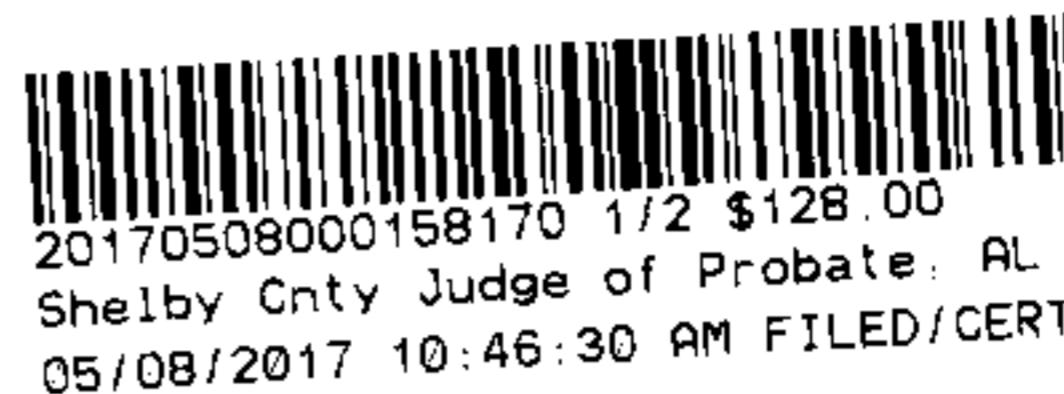


STATE OF ALABAMA §
§
SHELBY COUNTY §



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to the undersigned **RUBEN B. MASK AND WIFE, VIRGINIA W. MASK**, whose mailing address is 216 South Cannon Avenue, Sylacauga, Alabama 35150, herein referred to as Grantors, in hand paid by **JUNE DENISE CHILDRESS**, whose mailing address is 3900 Old Sylacauga Highway, Sylacauga, Alabama 35150, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantee, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

All that portion of the SE1/4 of NE1/4 of Section 3, Township 20, Range 2 East, lying West of the Chancellor's Ferry and Harpersville Road, and more particularly described as follows:

Begin at the Southwest corner of said forty acres and run North 1188 feet to said Chancellor's Ferry and Harpersville Road; thence Southeast along West side of said road 1320 feet, more or less, to the South boundary of said SE1/4 of NE1/4; thence West along the South boundary of said SE1/4 of NE1/4 607 feet, more or less, to the point of beginning.

Deed Reference: Instrument #20030422000245240

The preparer of this instrument has not reviewed the status of the title on this property and acts only as the drafter of the instrument.

Property Address: 1909 Sunny Valley Rd., Harpersville, Al 35078
Assessor's Market Value: \$109.620.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Property Record Card

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all

encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands
and seals on this 4 day of May, 2017.

Ruben B. Mask
Ruben B. Mask

Virginia W. Mask
Virginia W. Mask

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned authority in and for said County, in said State, hereby certify that Ruben B. Mask and wife, Virginia W. Mask, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of May, 2017.

Pamela D. Bolton
Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, L.L.C.
Post Office Box 2129
Sylacauga, Alabama 35150
File: 7600



20170508000158170 2/2 \$128.00
Shelby Cnty Judge of Probate, AL
05/08/2017 10:46:39 AM ETD