

This instrument was prepared by:
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Send Tax Notice To:
465 County Rd 833
Clanton, AL 35045
20170523000179050
05/23/2017 08:43:10 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$165,000.00, 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 Kimberly B. Bailey, Trustee of the Bottchen Living Trust Dated August 11, 2003., whose mailing address is 1838 Indian Hills Rd, Pelham, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Susan G. Wyatt, whose mailing address is 465 CR 833 Clanton, AL 35045 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1306 Shawnee Circle, Alabaster, AL 35007; 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; \$132,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kimberly B. Bailey, Trustee of the Bottchen Living Trust Dated August 11, 2003. has/have hereunto set his/her/their hand(s) and seal(s) , this 19th day of May, 2017.

Kimberly B. Bailey, Trustee
Kimberly B. Bailey, Trustee of the Bottchen Living
Trust Dated August 11, 2003.

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kimberly B. Bailey whose name as Trustee of the Bottchen Living Trust dated August 11, 2003, 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 Trustee of the Trust and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of May, 2017.

[Signature]
Notary Public
Commission Expires. MY COMMISSION EXPIRES
JUNE 17, 2017

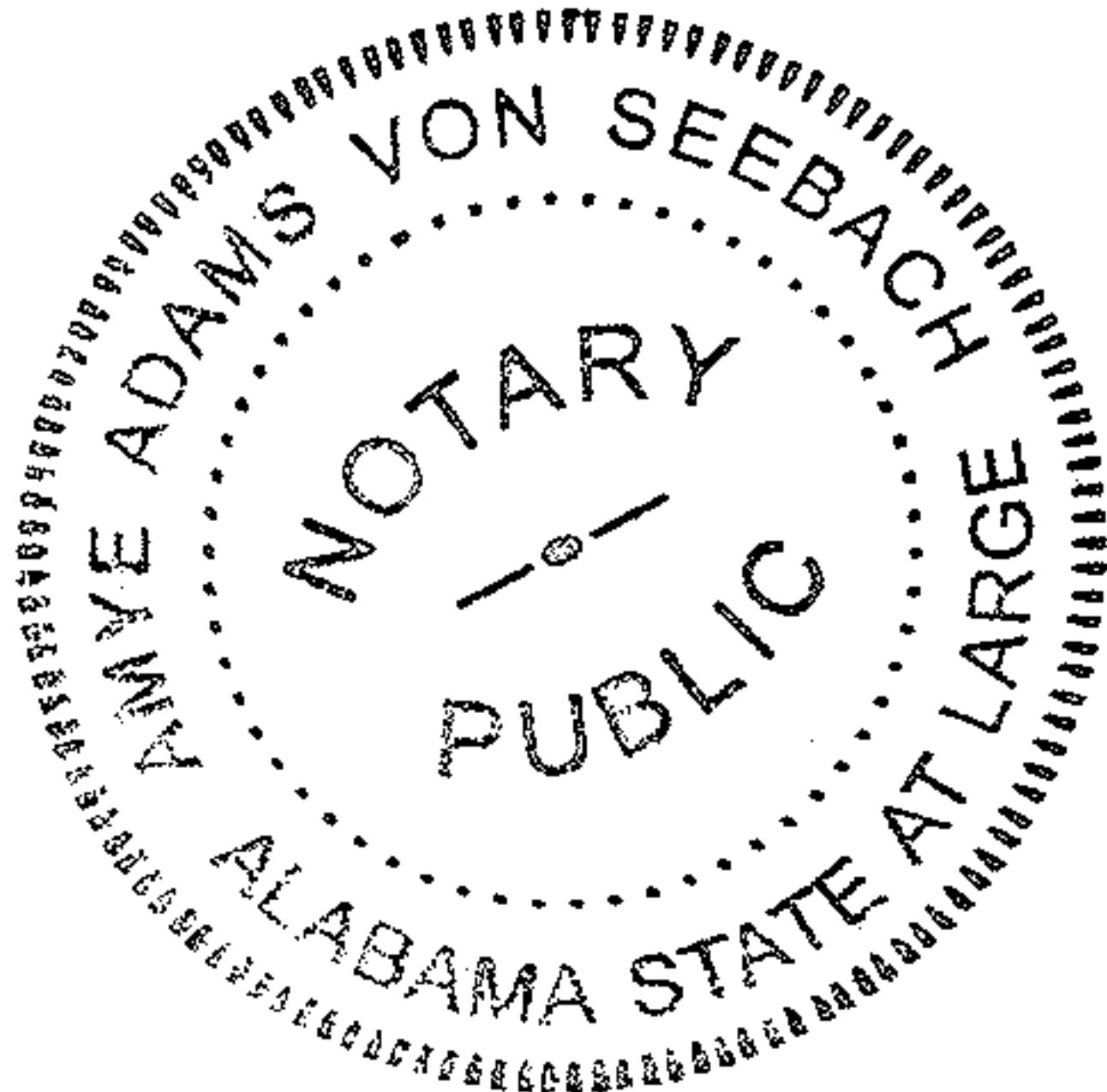


EXHIBIT "A"
Legal Description

Lot 9, according to the Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9, page 94, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/23/2017 08:43:10 AM
\$51.00 CHERRY
20170523000179050

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