

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Timothy Bryan Holdbrooks  
16 Massey Rd.  
Alabaster, AL 35007

20170619000217300  
06/19/2017 02:34:54 PM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Three Thousand And No/100 Dollars (\$123,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Margaret C. Dawson, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy Bryan Holdbrooks (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the NW corner of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, thence South 2 degrees 0 minutes 0 seconds East for a distance of 1201.76 feet to the POINT OF BEGINNING; thence North 85 degrees 35 minutes 42 seconds East a distance of 161.60 feet; thence South 1 degree 12 minutes 55 seconds east a distance of 247.49 feet to the northerly right of way of Shelby County Hwy. 26; thence South 84 degrees 50 minutes 38 seconds West along said right of way a distance of 161.98 feet to the intersection of said right of way and the easterly right of way of Shelby County Hwy. 340; thence North 1 degree 9 minutes 28 seconds West and leaving said Hwy. 26 and along said Hwy. 340 right of way a distance of 249.63 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated July 13, 2001.

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

Margaret C. Dawson, is the surviving grantee in deed recorded in Deed Book #20020610000273070, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee James W. Dawson died on or about 12/23/200.

Subject to a third party mortgage in the amount of \$113,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on June 16, 2017.

*Margaret C. Dawson*  
Margaret C. Dawson

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Margaret C. Dawson whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 16th day of June, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 06/16/2017.

*[Signature]*  
Notary Public  
My commission expires:



