

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-06-5363
Documentary Evidence: Sales Contract

Send Tax Notice To:
Tanya Hill
169 Ashford Lane
Alabaster, AL 35007

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty-Six Thousand Five Hundred and 00/100 Dollars (\$146,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Terry Dwight Kincaid, as Personal Representative of the Estate of Robert E. Kincaid, Shelby County Probate Case No. PR-2016-000408**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Tanya Hill**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 29, according to the survey of Third Addition to Ashford Heights, as recorded in Map Book 17, page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$146,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Robert E. Kincaid and Robert Edwin Kincaid are one and the same person.

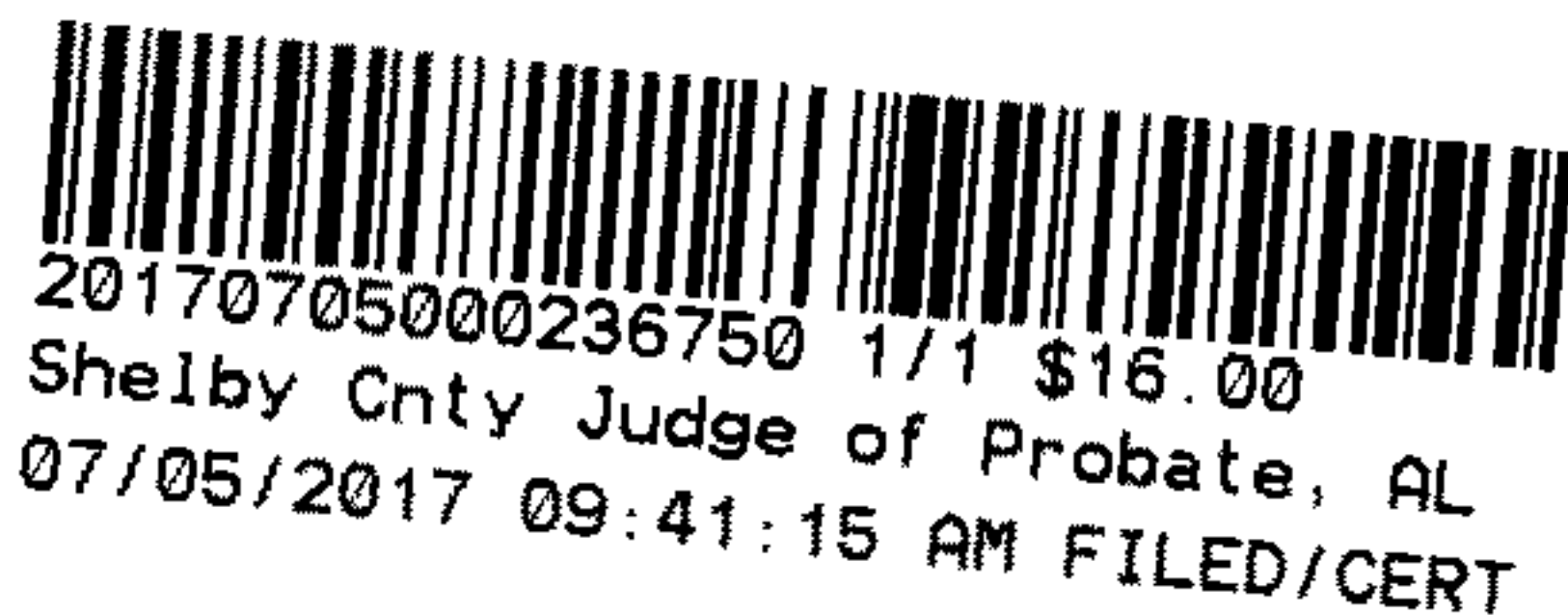
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 29th day of June, 2017.

The Estate of Robert E. Kincaid
By: *Terry Dwight Kincaid* **Personal Representative** (Seal) *Tive*
Terry Dwight Kincaid, Personal Representative

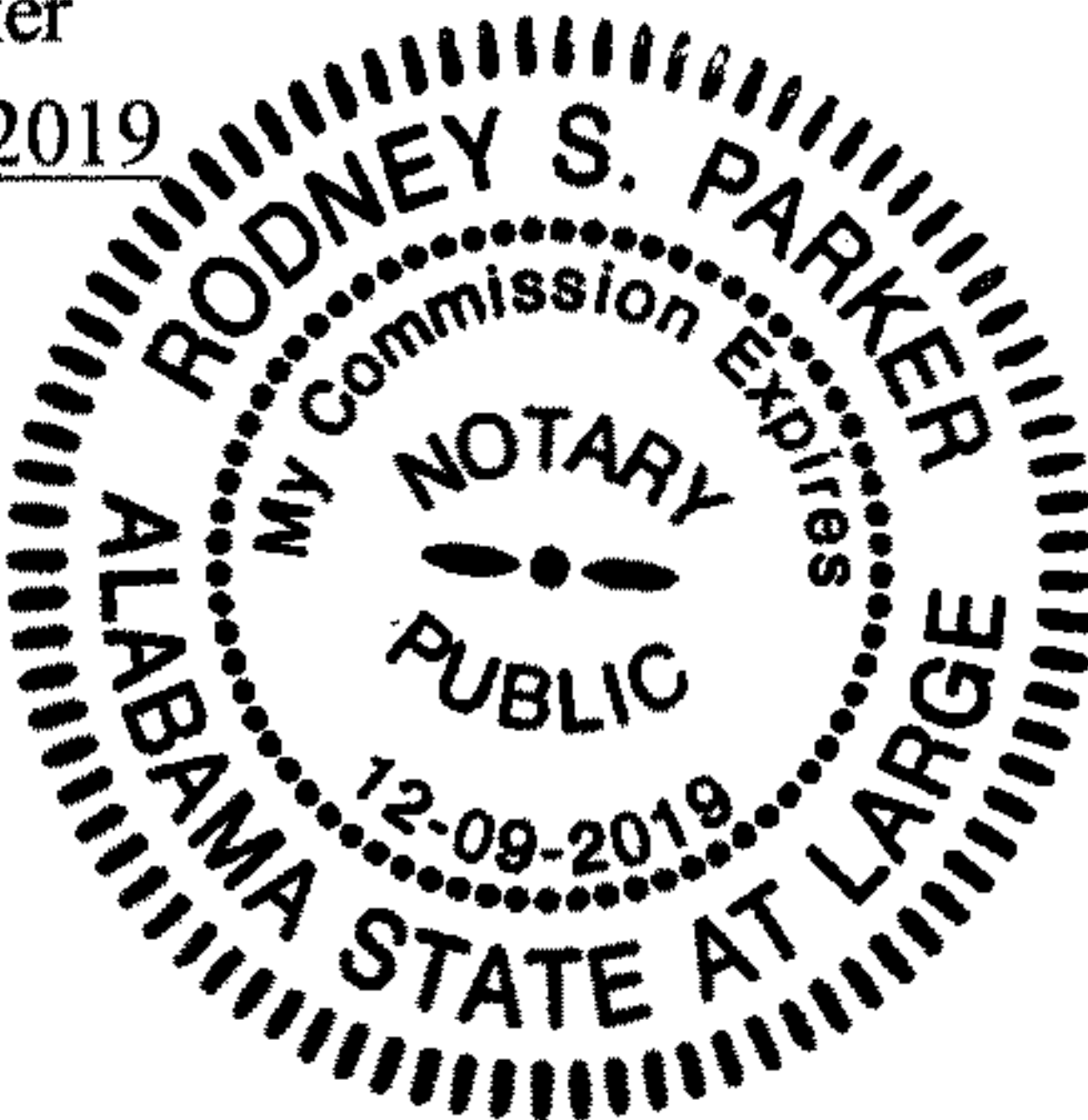


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Dwight Kincaid, whose name as Personal Representative of the Estate of Robert E. Kincaid, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, a such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the date the same bears date.

Given under my hand and official seal, this 29th day of June, 2017.

Rodney S. Parker
Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019



Grantors' Mailing Address:
1908 Highway 83
Vincent, AL 35178