

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Annie O Freeman Living Trust
237 Indian Forest Trail
Pelham, AL 35124

WARRANTY DEED

20170717000253390

07/17/2017 09:36:13 AM

DEEDS 1/2

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

That, in consideration of \$430,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Catherine Anne Vinzant, Trustee, or her sucesors in trust, under the Vinzant Property Trust, dated April 30, 2013 (the "Grantor", whether one or more), whose mailing address is 4135 Shady Waters Lane Birmingham, AL 35243, do hereby grant, bargain, sell, and convey unto Annie O. Freeman and Gwendolyn F. Cork, Trustees of the Freeman Living Trust dated June 19, 2001, amended and restated June 15, 2017(the "Grantee", whether one or more), whose mailing address is 237 Indian Forest Trail Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 237 Indian Forest Trail, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$301,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Catherine Anne Vinzant, Trustee, or her sucesors in trust, under the Vinzant Property Trust, dated April 30, 2013 has/have hereunto set his/her/their hand(s) and seal(s) this 13th day of July, 2017.

Vinzant Property Trust
BY: Catherine Anne Vinzant, Trustee

State of Alabama
~~Shelby~~ County Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Catherine Anne Vinzant whose name as Trustee, under the Vinzant Property Trust, dated April 30, 2013 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 she capacity as such Trustee of the Vinzant Property Trust, dated April 30, 2013 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13th day of July, 2017.

Notary Public
Commission Expires:

My Commission Expires: June 17, 2021

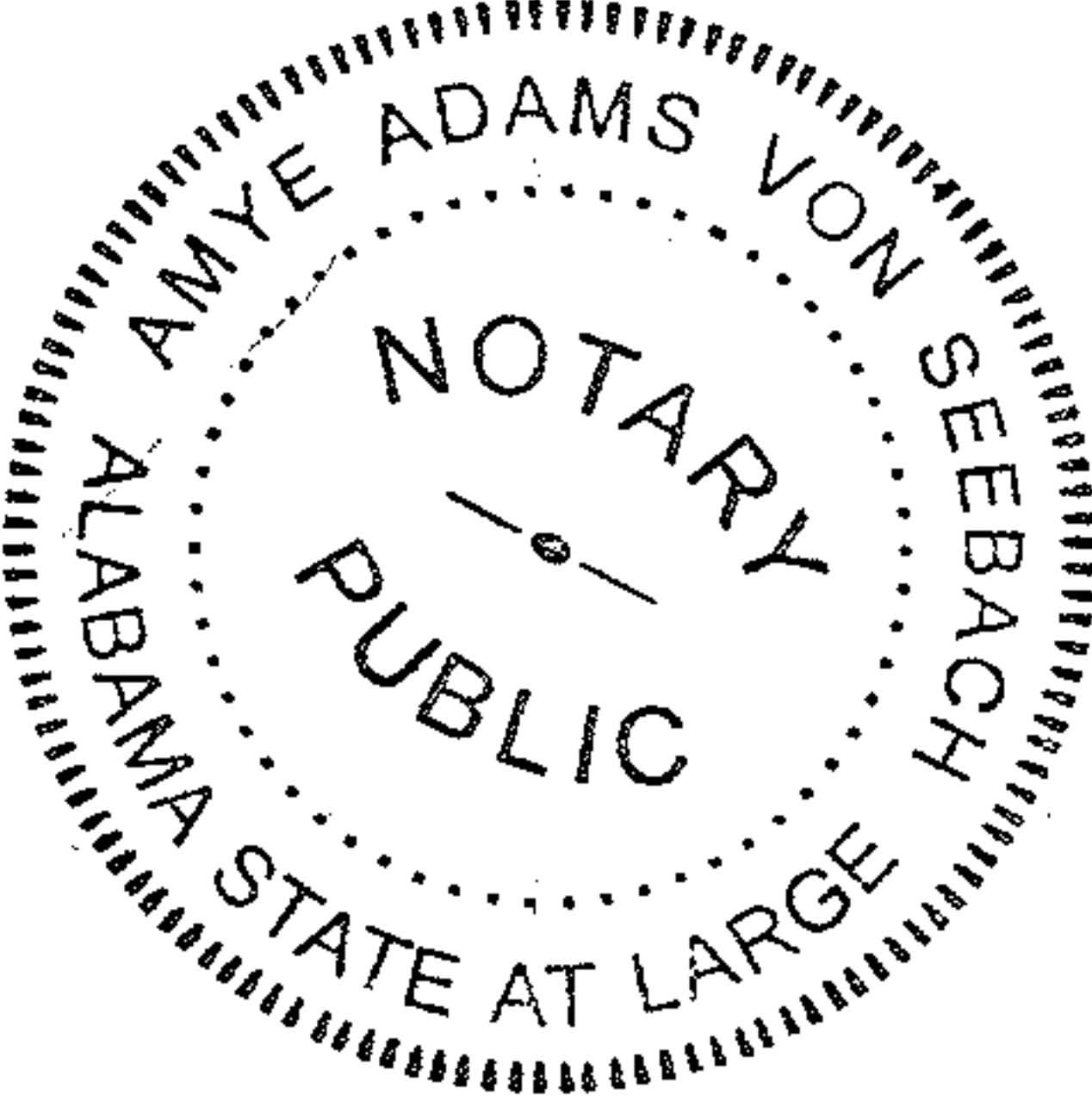


EXHIBIT "A"
Legal Description

Lot 22, Block Three, according to the Survey of Indian Forest Estates, Second Sector, as recorded in Map Book 6, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20170717000253390 07/17/2017 09:36:13 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2017 09:36:13 AM
\$147.00 CHERRY
20170717000253390

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