

Send tax notice to:

Bruce R. Glenn and Carole B. Glenn
892 Alford Ave.
Hoover, AL 35226
BHM1700714

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Jefferson

20170719000258560
07/19/2017 02:49:19 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Mary W. Henderson**, an unmarried woman, by **Ben B. Henderson, III**, her **Attorney-in-Fact**, whose mailing address is 307 RED CLIFF CIR, ENTERPRISE, AL 36030, (hereinafter referred to as "Grantors"), by **Bruce R. Glenn and Carole B. Glenn**, whose mailing address is 892 Alford Ave., Hoover, AL 35226, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, the address of which is **892 Alford Ave., Hoover, AL 35226**, to-wit:

Lot 4-B, according to the Davis Resurvey of a Part of Lot 4, A.B. Manley's Survey, as recorded in Map Book 132, Page 11, in the Office of the Judge of Probate of Jefferson County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$252,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **Mary W. Henderson by Ben B. Henderson, III, her Attorney-in-Fact**, have hereunto set their signatures and seals on July 18, 2017.

*Mary W. Henderson by
Ben B Henderson III her Attorney in fact*
**Mary W. Henderson by Ben
B. Henderson, III, her
Attorney-in-Fact**

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary W. Henderson by Ben B. Henderson, III, her Attorney-in-Fact**, whose name(s) 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, he, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in his capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this the 18 day of JULY, 2017

[Handwritten Signature]

Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
Commission Expires: **APR. 14, 2019**

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2017 02:49:19 PM
\$26.00 CHERRY
20170719000258560

[Handwritten Signature]