

Send tax notice to:
Julia A. Thames and Russell D. Rutledge
2052 Arbor Hills Pkwy
Hoover, AL 35244
BHM1700788

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20170919000340220
09/19/2017 07:59:11 AM
DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Three Thousand Five Hundred and 00/100 Dollars (\$353,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Marilyn M. Lewis, a single woman, whose mailing address is: 1111 Riverscape St; Bradenton, FL 34208** (hereinafter referred to as "Grantor"), by **Julia E. Thames and Russell D. Rutledge, Trustees, or their successors in trust, under the Thames Living Trust dated August 5, 2014** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Final Plat Arbor Hill Phase I, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

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

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

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 12
day of Sept, 2017

Marilyn M. Lewis
Marilyn M. Lewis

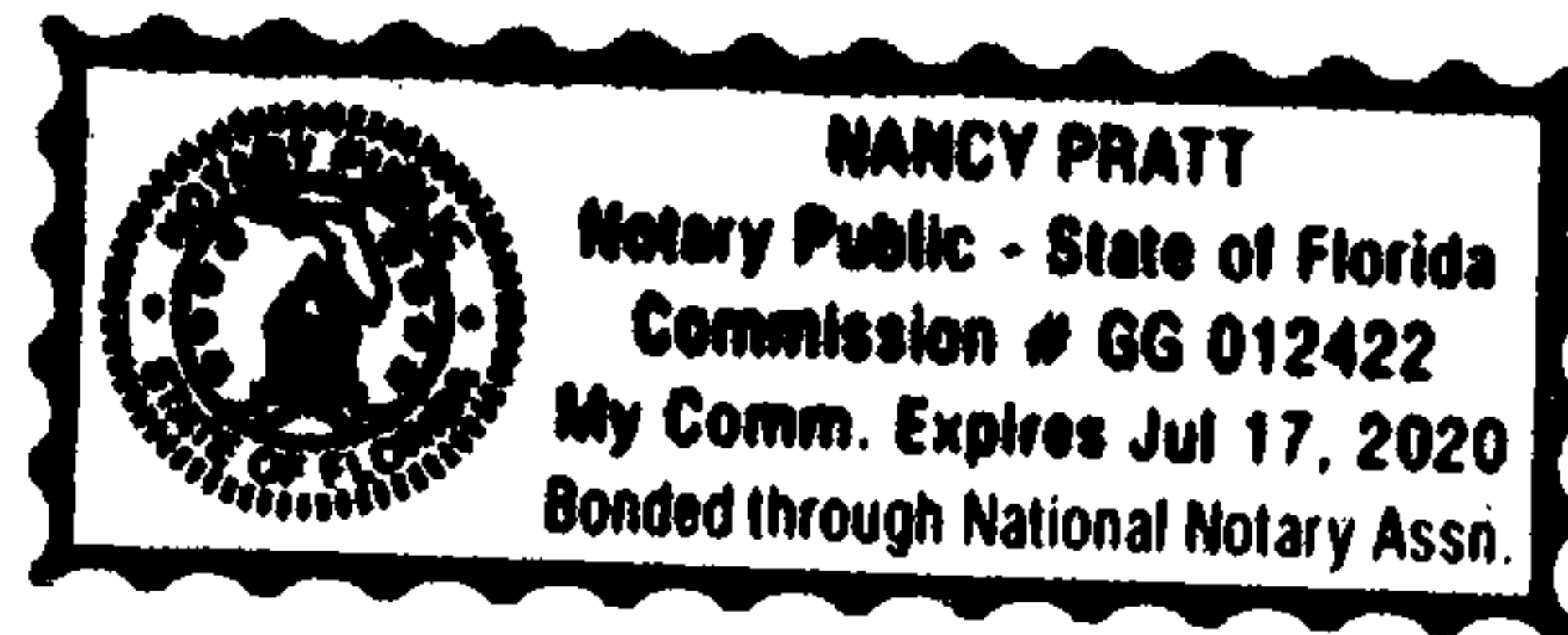
STATE OF Florida
COUNTY OF Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn M. Lewis, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12 day of Sept, 2017

(Notary Seal)

Nancy Pratt
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2017 07:59:11 AM
\$371.50 DEBBIE
20170919000340220

J. Fuhrmeister