

Prepared by:  
Sandy Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

20171024000385040  
10/24/2017 12:11:01 PM  
DEEDS 1/1

Send Tax Notice To:  
Thomas E. Williams  
Mary Elizabeth Williams  
1604 Ashville Rd.  
Montevallo, AL 35115

STATUTORY DEED LIMITED LIABILITY CORPORATION WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

That in consideration of One Hundred Sixty Nine Thousand Dollars and No Cents (\$169,000.00) to the undersigned Grantor, BFS Properties, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Thomas E. Williams and Mary Elizabeth Williams (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1 of Block A, of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 81, in the Probate Office of Shelby County, Alabama.

Also, Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

Also, a strip of land lying between the southernmost boundaries of Lot 1, in Block A and Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West and the old fence right of way which is considered to be the southernmost boundary of the above named subdivision, said strip is approximately 39 feet wide at its western end and approximately 23 feet wide at the eastern end and is 586 feet 9 inches in length on the side abutting the above named lots.

Subject to: All easements, restrictions and rights of way of record.

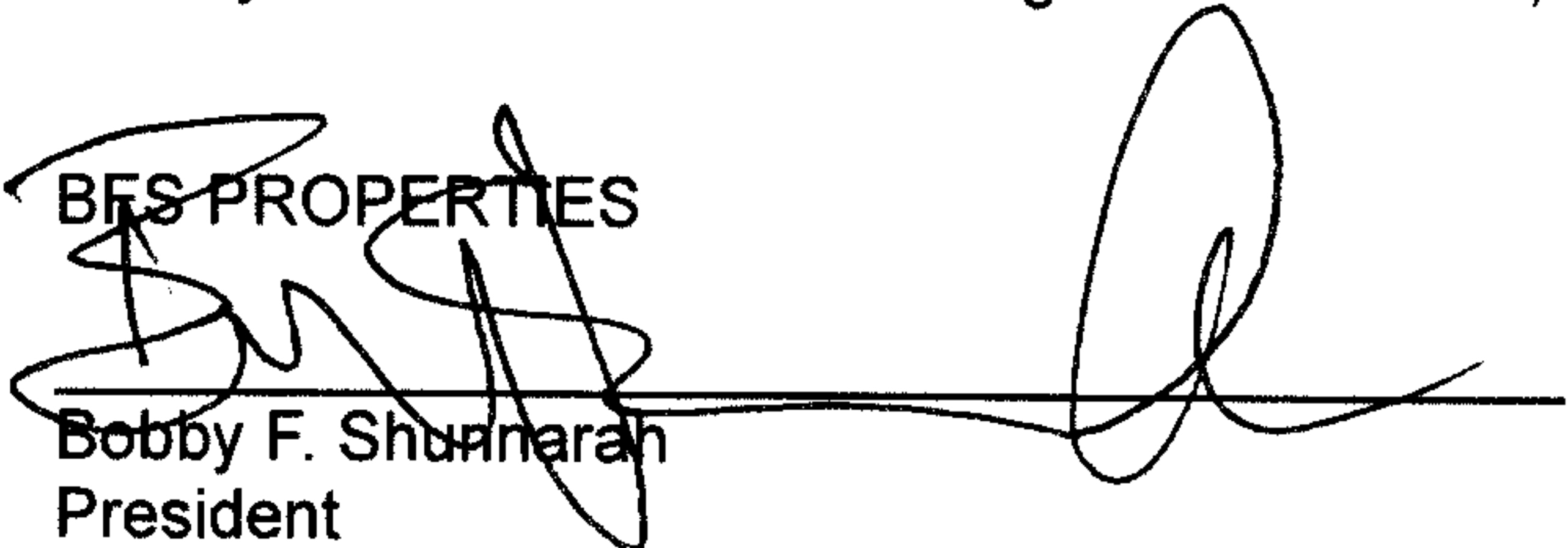
\$169,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

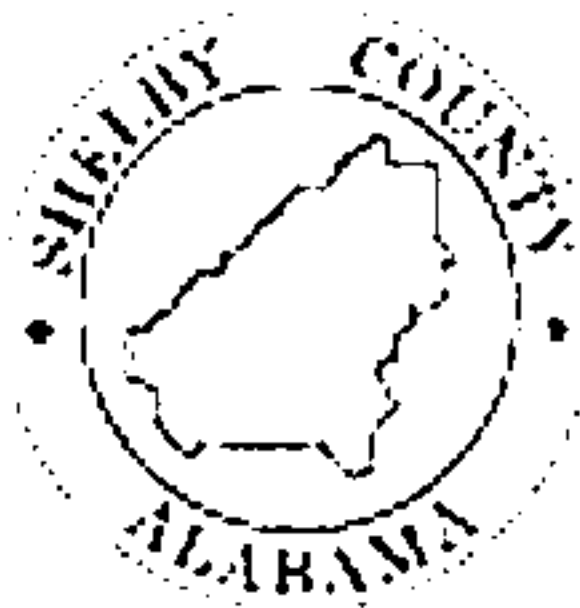
Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance has hereto set its signature and seal, this the 21st day of October, 2017.

BFS PROPERTIES



Bobby F. Shunnarah  
President



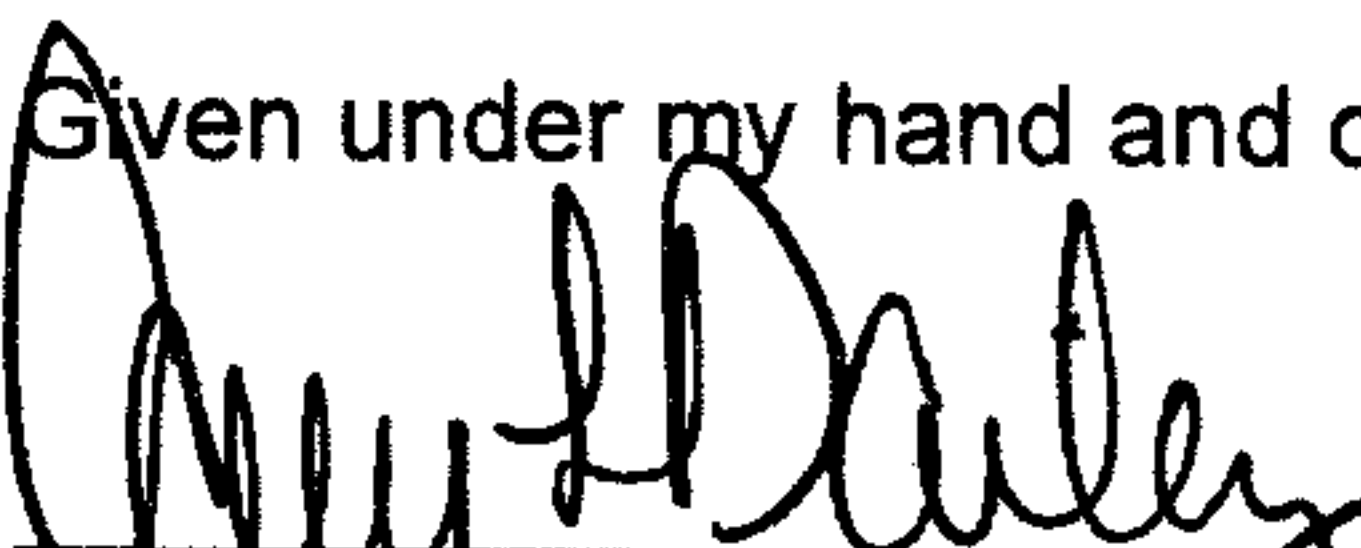
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/24/2017 12:11:01 PM  
\$16.00 CHERRY  
20171024000385040



State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bobby F. Shunnarah, whose name as President of BFS Properties and whose name 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, that he, as such President and with full authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal, this the 21st day of October, 2017.



Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 6/4/18

