

Send tax notice to:  
Patricia Broussard  
181 Trace Ridge Road  
Hoover, AL 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017620T

**THIS DEED IS BEING RECORDED TO CLEAR TITLE.**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JILL MORTON, A SINGLE INDIVIDUAL **whose mailing address** is: 7533 Spencer Lane, Helena, AL 35080 (hereinafter referred to as "Grantors") by PATRICIA BROUSSARD **whose property address** is: 106 LAKE DAVIDSON LANE, HELENA, AL, 35080 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 19, according to the map and survey of Old Town Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Old Town Helena Homeowners Association as recorded in Instrument #1999-25665; Instrument #2002-38729 and Instrument #20090320000104300.



5. Covenants, Conditions and Restrictions as recorded in Book 22, Page 26 and Instrument #1997-9763.
6. Easement to AT&T, as recorded in Book 184, page 22.
7. Easement granted to Alabama Power Company recorded in Book 57, Page 88, Book 146, Page 304 and Book 177, Page 499.
8. Easements granted to the Town of Helena recorded in Book 187, Page 390, Book 307, Page 815 and Book 310, Page 976.
9. Right of Way granted to L & N Railroad recorded in Book 42, page 629.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 24th day of October, 2017.

  
Jill Morton

STATE OF ALABAMA  
COUNTY OF SHELBY

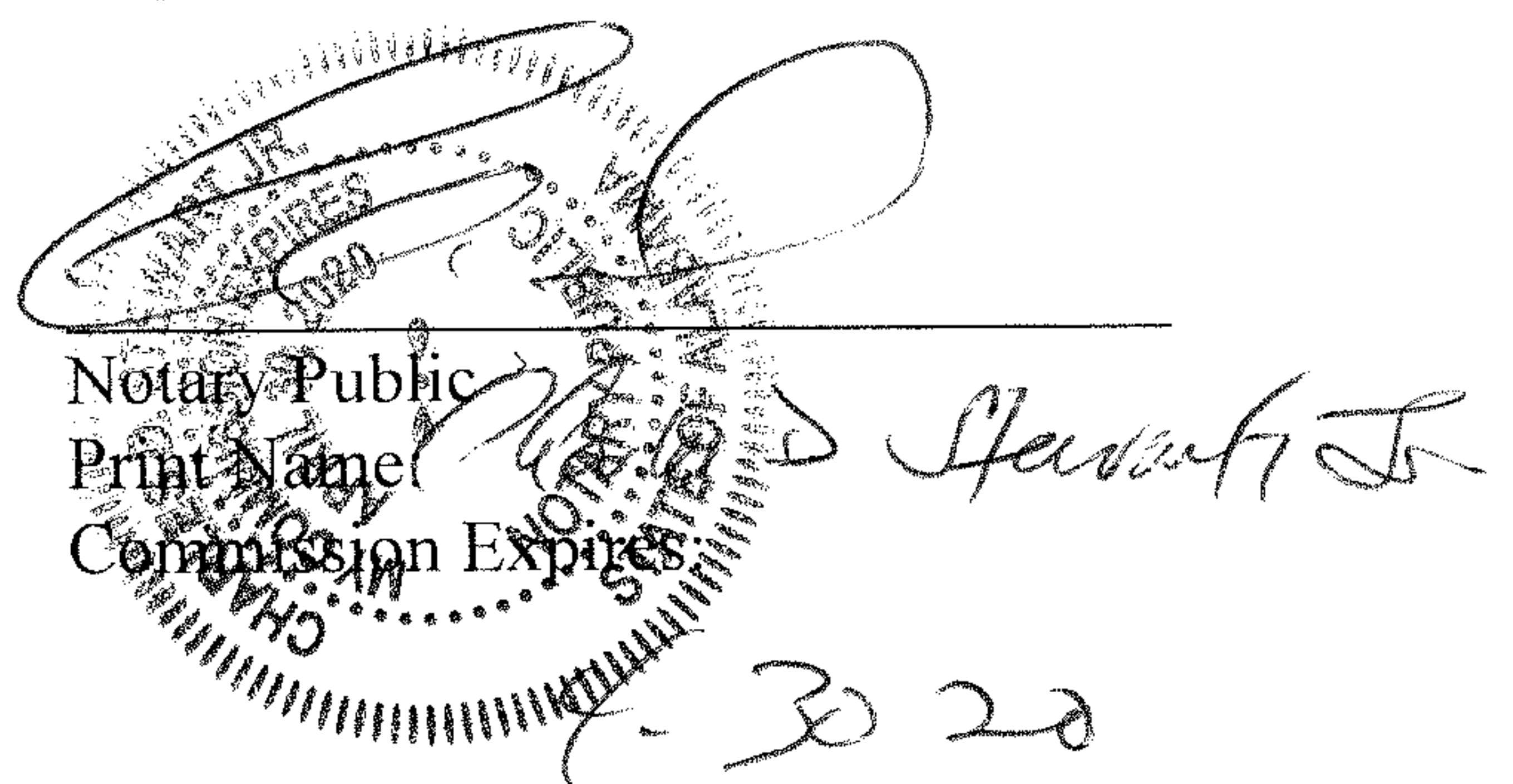
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JILL MORTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 24th day of October, 2017.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/30/2017 02:27:16 PM  
\$19.00 CHERRY  
20171030000392610



  
Notary Public  
Print Name  
Commission Expires