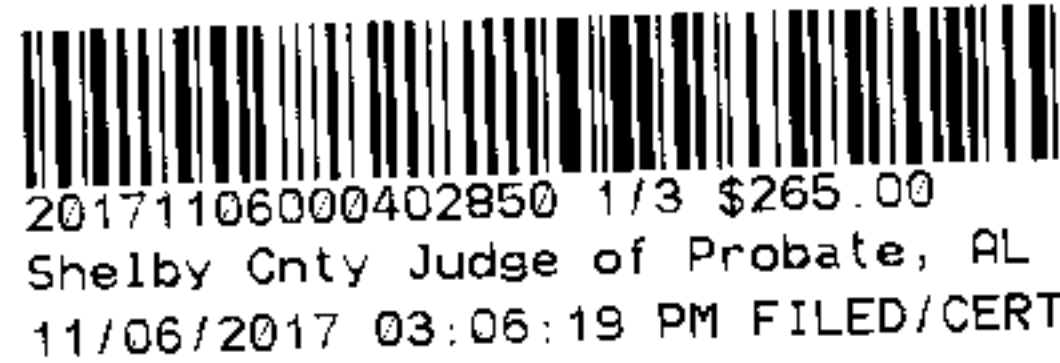


This instrument prepared by:
Anne R. Moses
Moses & Moses, P.C.
Attorneys-at-Law
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242
(205) 967-0901



SEND TAX NOTICES TO:
RITA MAXWELL, Trustee
3148 Chelsea Park Ridge
Chelsea, AL 35043

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **RITA G. MAXWELL**, an unmarried woman, residing at 3148 Chelsea Park Ridge, Chelsea, AL 35043, and her son, **ROBERT E. MAXWELL, III**, a married man (the "Grantor"), residing at 12303 Rocky Knoll Drive, Houston, TX 77077, hereby remise, release, and convey to **RITA JO GRIER MAXWELL and ROBERT E. MAXWELL, III, as Trustees of the RITA JO GRIER MAXWELL REVOCABLE LIVING TRUST** dated the 5th day of October, 2017 (the "Trust") ("Grantee"), all of the Grantors' right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Physical Property Address: 3148 Chelsea Park Ridge, Chelsea, AL 35043

Property Market Value: \$243,600

Lot 4-52, according to the Map and Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument #20041026000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Shelby County, AL 11/06/2017
State of Alabama
Deed Tax: \$243.00

Note: Rita G. Maxwell is the surviving grantee of that certain deed recorded in Instrument #20070315000117170; the other grantee, Robert E. Maxwell having died on or about August 29, 2016.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


The property is the homestead property of RITA G. MAXWELL, an unmarried woman.

The property is NOT the homestead property of ROBERT E. MAXWELL, III or his spouse.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Grantors do for themselves, and each of their respective heirs, personal representatives and assigns, covenant with the Grantee, its successors and assigns, that each of them are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that each of them has a good right to sell and convey the same as aforesaid, and that each of them will, and each of their respective heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


Given under the Grantor's hand and seal, this 5th day of October, 2017.


20171106000402850 2/3 \$265.00
Shelby Cnty Judge of Probate, AL
11/06/2017 03:06:19 PM FILED/CERT



RITA G. MAXWELL, Grantor

a/k/a Rita Jo Grier Maxwell



ROBERT E. MAXWELL, III, Grantor



HEATHER MARGARET GIBBENS MAXWELL,

Spouse of Grantor Robert E. Maxwell, III

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RITA G. MAXWELL**, 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, she executed the same voluntarily for and as her act.

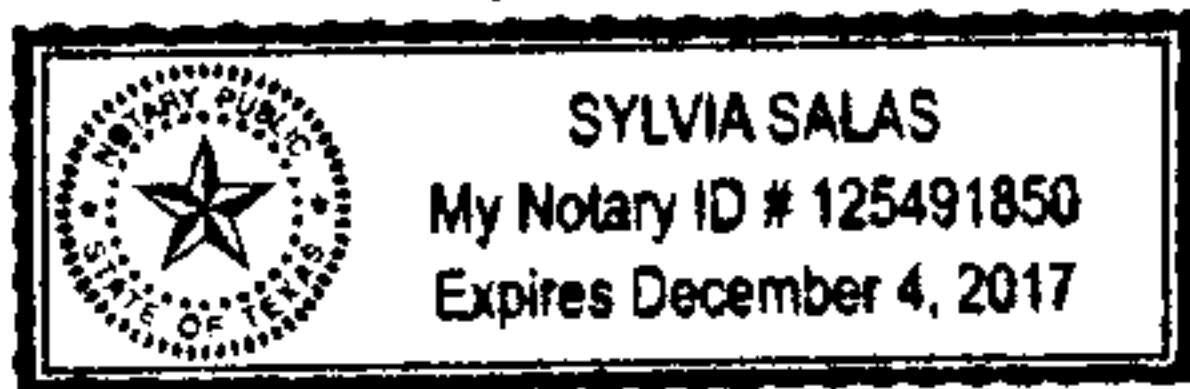
Given under my hand and official seal this the 5th day of October, 2017.

Diana Dupree Boyd
Notary Public
My commission expires: May 12, 2020

STATE OF TEXAS)
)
HARRIS COUNTY)

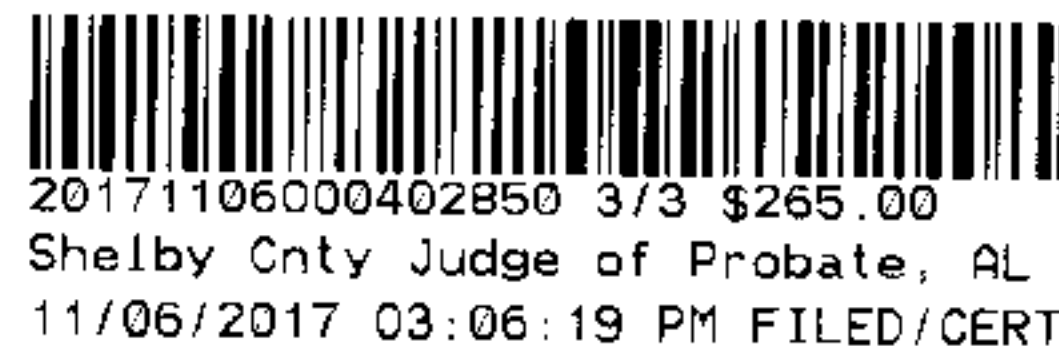
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT E. MAXWELL, III**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and as his act.

Given under my hand and official seal this the 23 day of Dec., 2017.



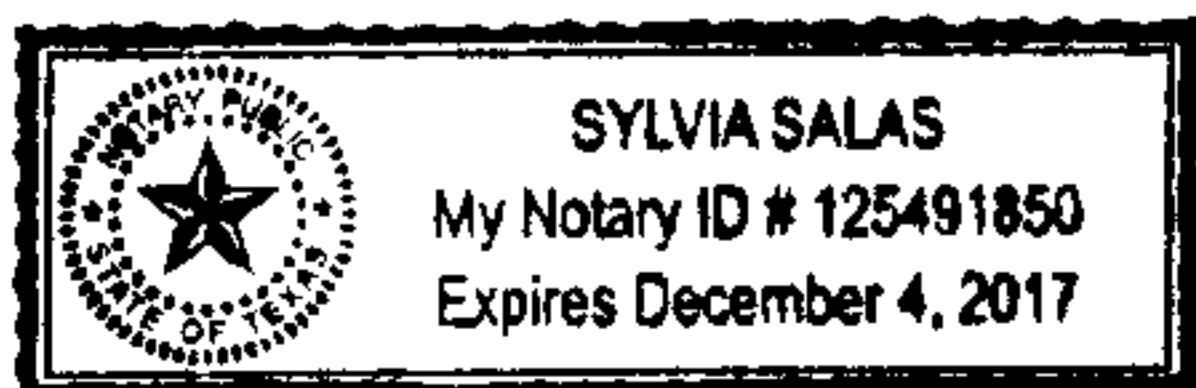
Sylvia Salas
Notary Public
My commission expires: 12/4/17

STATE OF TEXAS)
)
HARRIS COUNTY)



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **HEATHER MARGARET GIBBENS MAXWELL**, the spouse of **ROBERT E. MAXWELL, III**, 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, she executed the same voluntarily for and as her act.

Given under my hand and official seal this the 23 day of Dec., 2017.



Sylvia Salas
Notary Public
My commission expires: 12/4/17