

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Rebecca N. Waters
323 Camden Cove Cir.
Calera, AL 35040
20171204000432570
12/04/2017 10:57:09 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$115,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Thomas Shaw and Lauren G. Benson n/k/a Lauren Benson Shaw (the "Grantor", whether one or more), whose mailing address is 212 Creekstone Trail, Calera AL 35040, do hereby grant, bargain, sell, and convey unto Rebecca N. Waters (the "Grantee", whether one or more), whose mailing address is 323 Camden Cove Cir. Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 323 Camden Cove Circle, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:
(1) ad valorem taxes for the current year and subsequent years;
(2) restrictions, reservations, conditions, and easements of record, if any; and
(3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$117,322.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Thomas Shaw and Lauren G. Benson n/k/a Lauren Benson Shaw has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of November, 2017.

Thomas Shaw
Thomas Shaw

Lauren G. Benson Lauren Benson Shaw
Lauren G. Benson n/k/a Lauren Benson Shaw

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas Shaw and Lauren G. Benson n/k/a Lauren Benson Shaw, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of November, 2017.

Notary Public
Commission Expires: My Commission Expires:
June 17, 2021

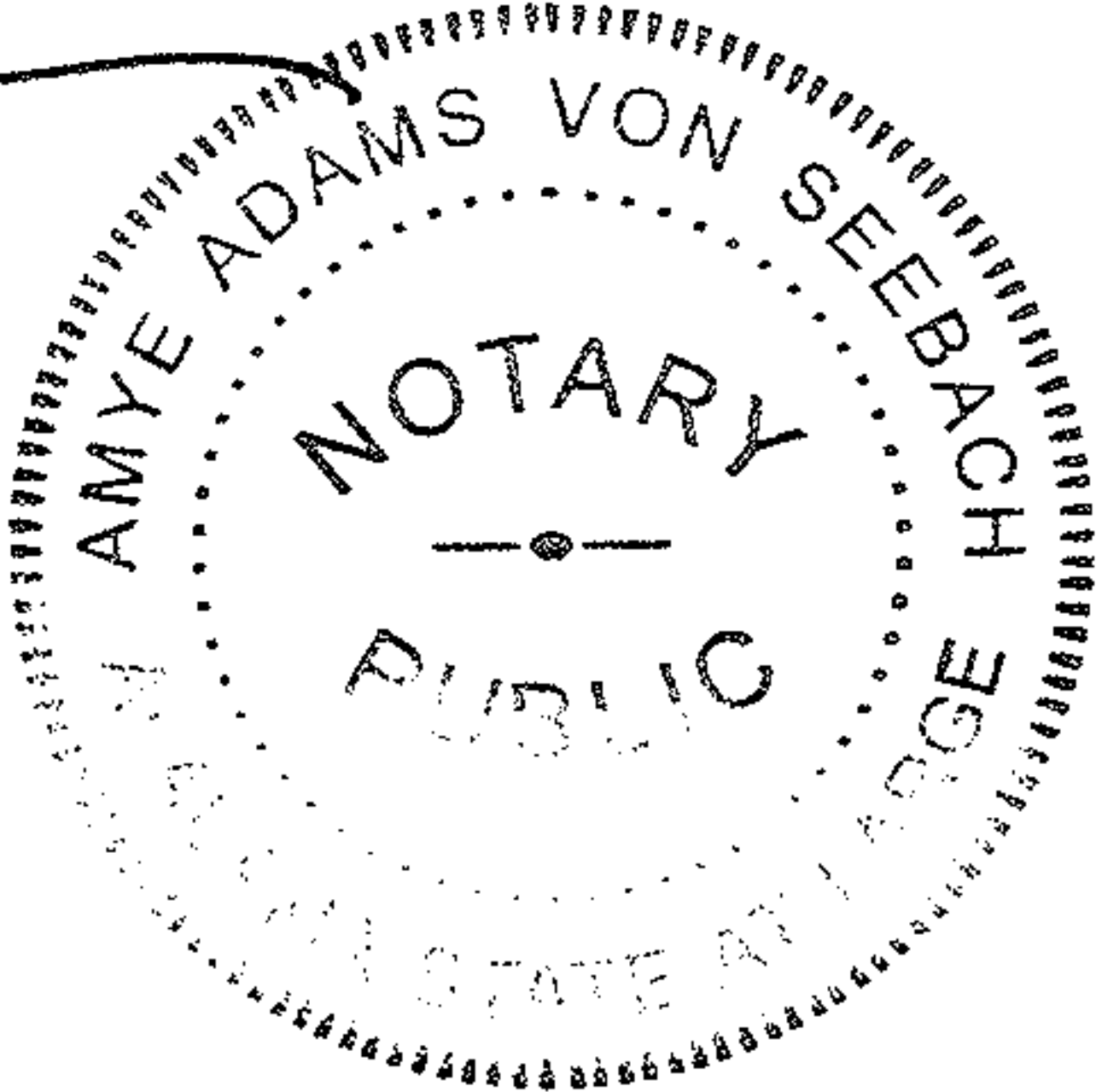
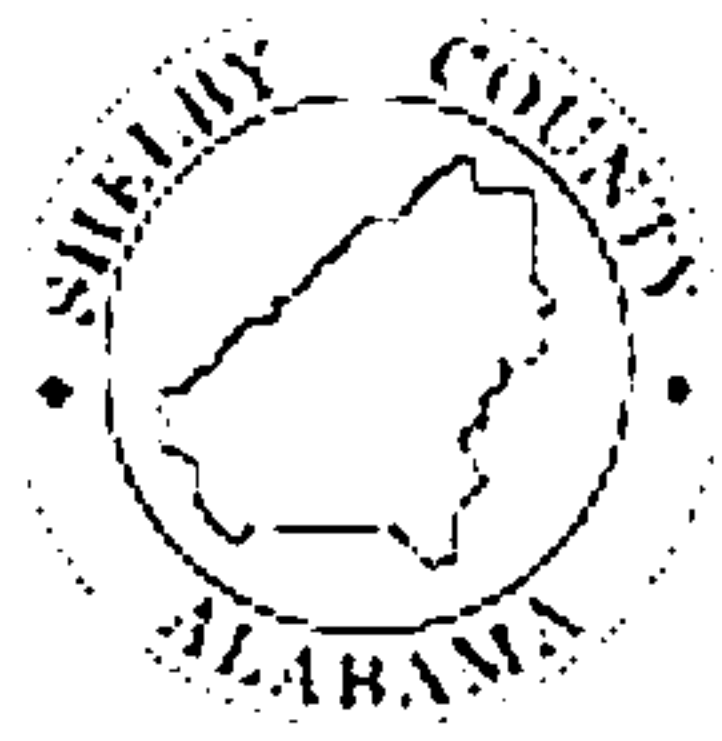


EXHIBIT "A"
Legal Description

Lot 139, according to the Survey of Camden Cove Sector I, as recorded in Map Book 25, Page 33 A, B, C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 10:57:09 AM
\$133.00 DEBBIE
20171204000432570

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the Probate Judge.