

Send tax notice to:
CLARK D. EDWARDS
131 OLD BROOK PLACE
BIRMINGHAM, AL, 35242

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

2017721

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, John D. Hard, as Personal Representative of the Estate of John Wendell Hard, Deceased, Shelby County Probate Case NO. PR-2017-000627 and John D. Hard, a married man, Laura Ann Lewis, a single individual, and Jennifer Sealey, a married woman, individually as Devisees under the Last Will and Testament of John Wendell Hard, Deceased, Probate Case NO. PR-2017-000627 whose mailing address is: 5194 Redfern Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by CLARK D. EDWARDS whose property address is: 131 Old Brook Place, Birmingham, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.

The above referenced property does not constitute the homestead of the sellers, nor that of their spouses.

Jennifer Sealey and Jennifer Sealy are one and the same person.

Clark Edwards and Clark D. Edwards are one and the same person.

SUBJECT TO:

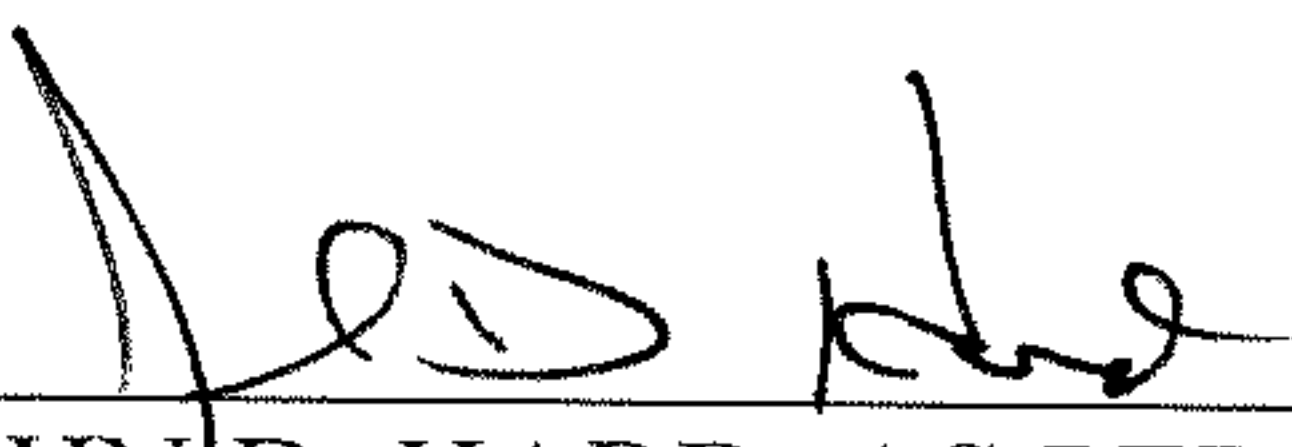
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 505 .
3. Easements and building lines as shown on recorded map.
4. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 1994 -35287 and 1st Amendment as recorded in Instrument No. 1995-13687, in the Probate Office of Shelby County, Alabama.
5. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 19, page 41 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 19, Page 41.
7. Utility easement as recorded in Real Book 42, Page 227.
8. Release of damages as recorded in Instrument No. 1996-4581., as recorded in the Probate Office of Shelby County, Alabama.

\$156,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, his successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

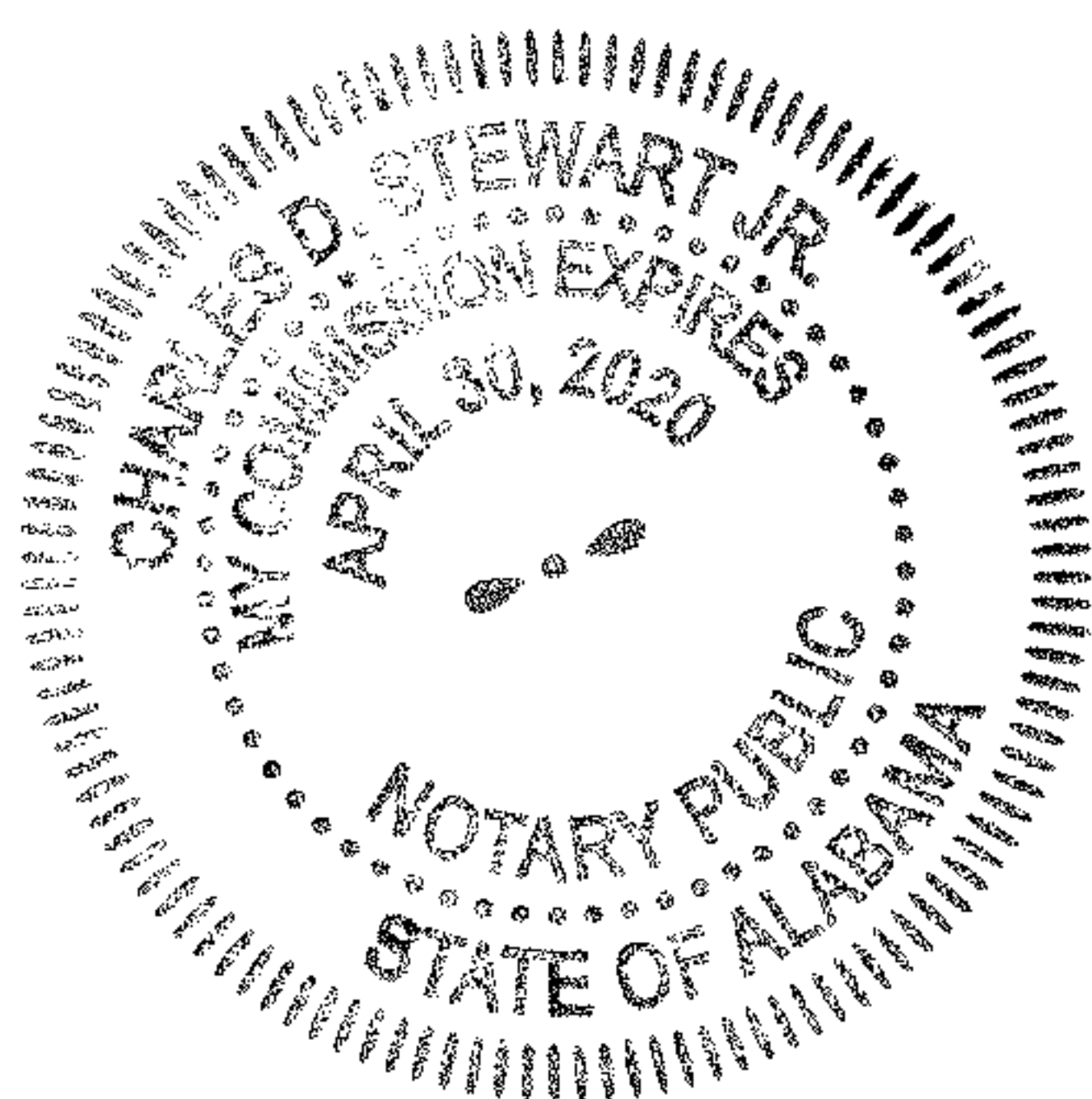
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 13th day of December, 2017.

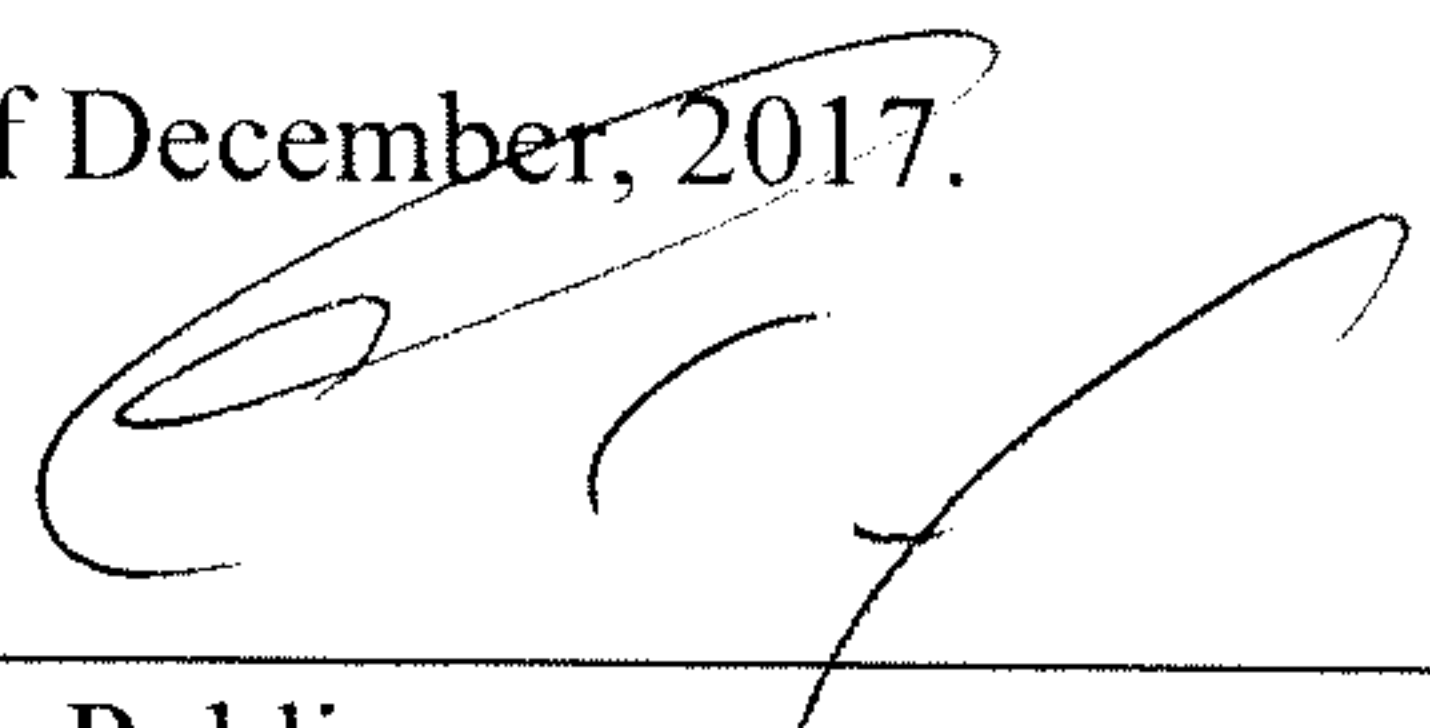

JOHN D. HARD, AS PERSONAL REPRESENTATIVE OF
 THE ESTATE OF JOHN WENDELL HARD, DECEASED,
 SHELBY COUNTY PROBATE CASE NO. PR-2017-
 000627

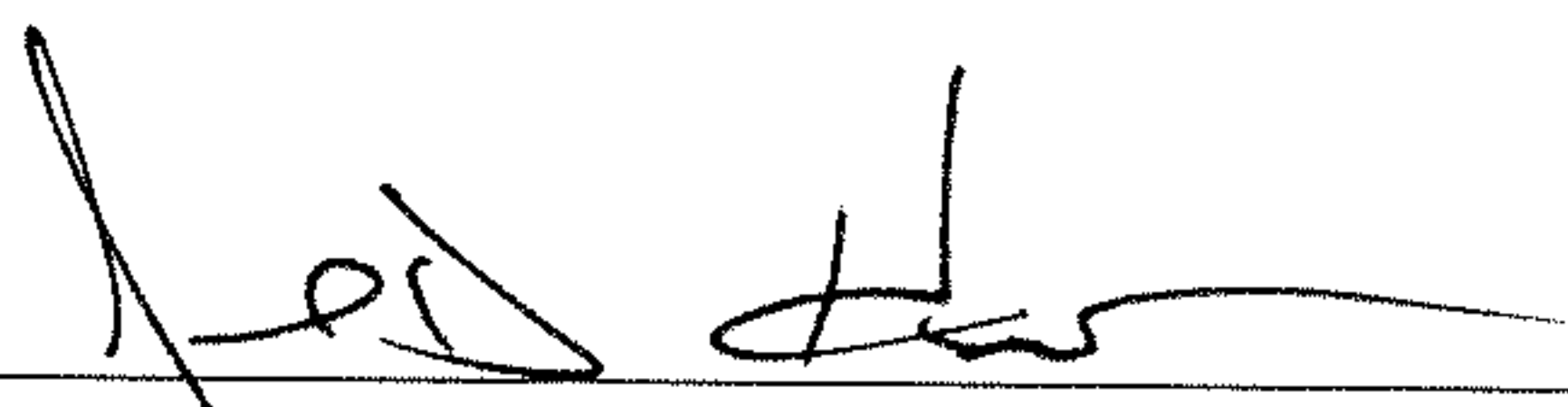
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN D HARD, whose name as Personal Representative of the Estate of John Wendell Hard, deceased, 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 the said instrument, he as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this the 13th day of December, 2017.



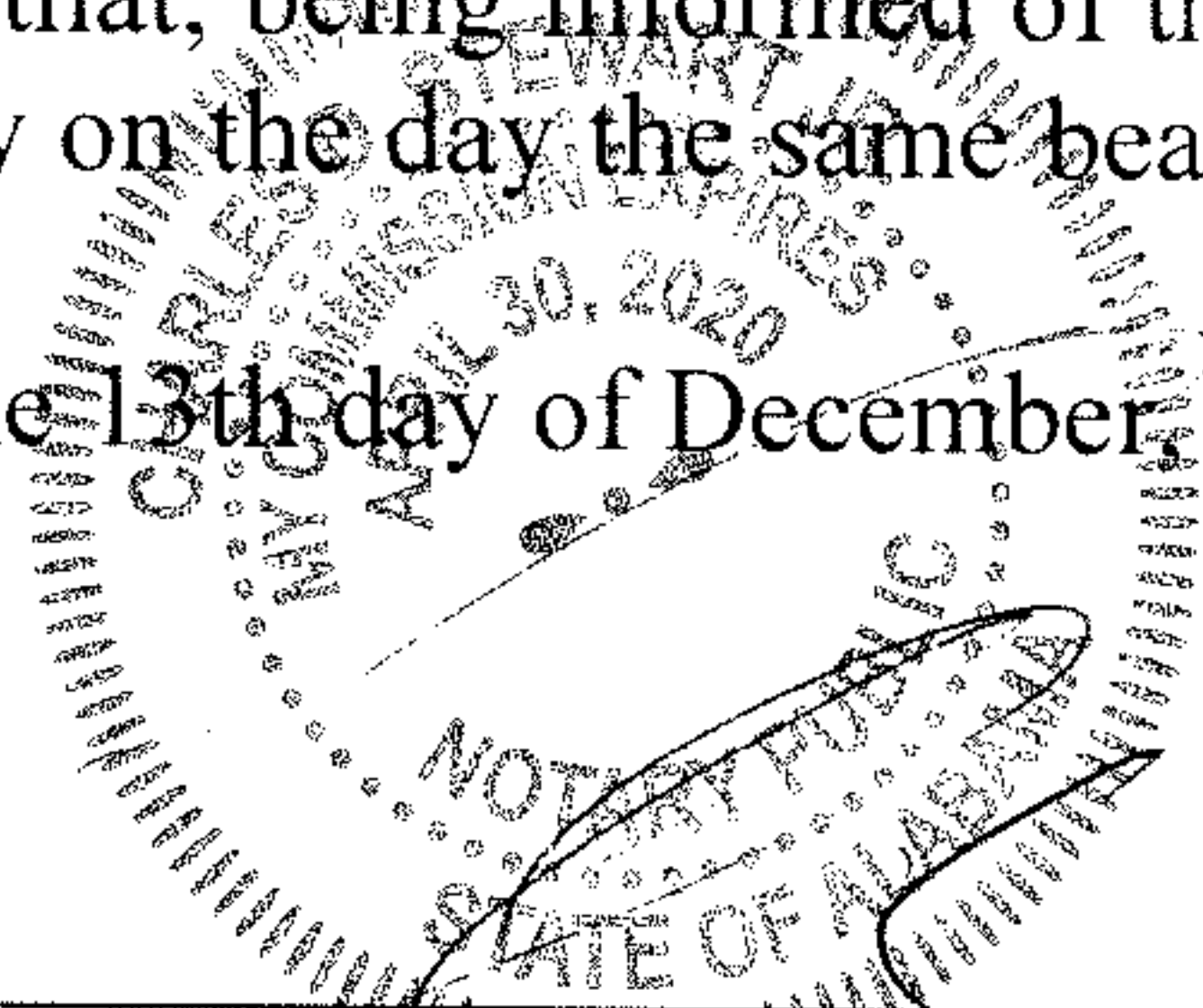


 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20


JOHN D. HARD, INDIVIDUALLY

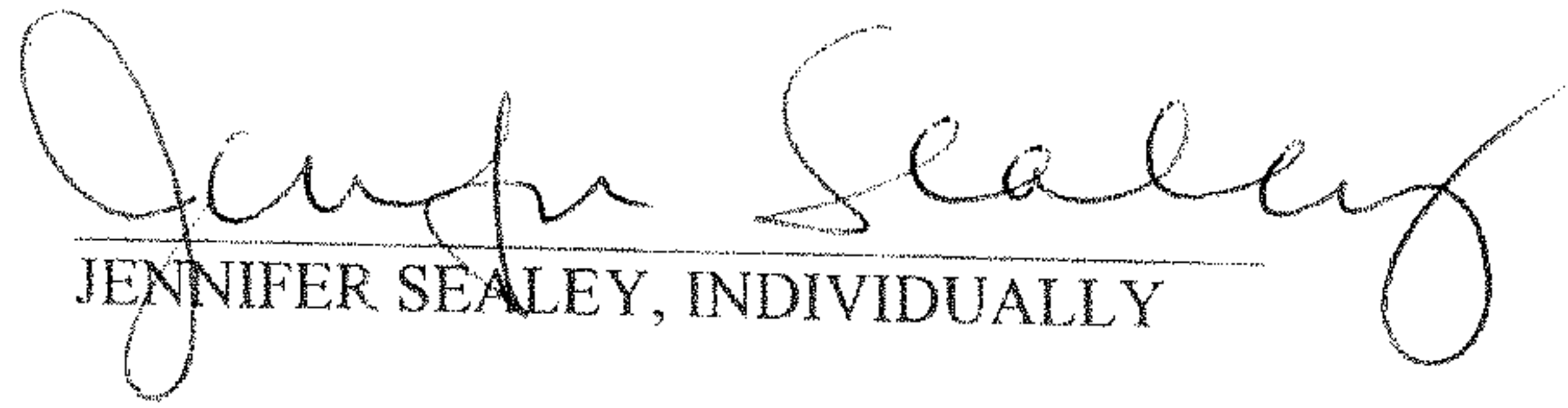
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN D HARD 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2017.



 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20

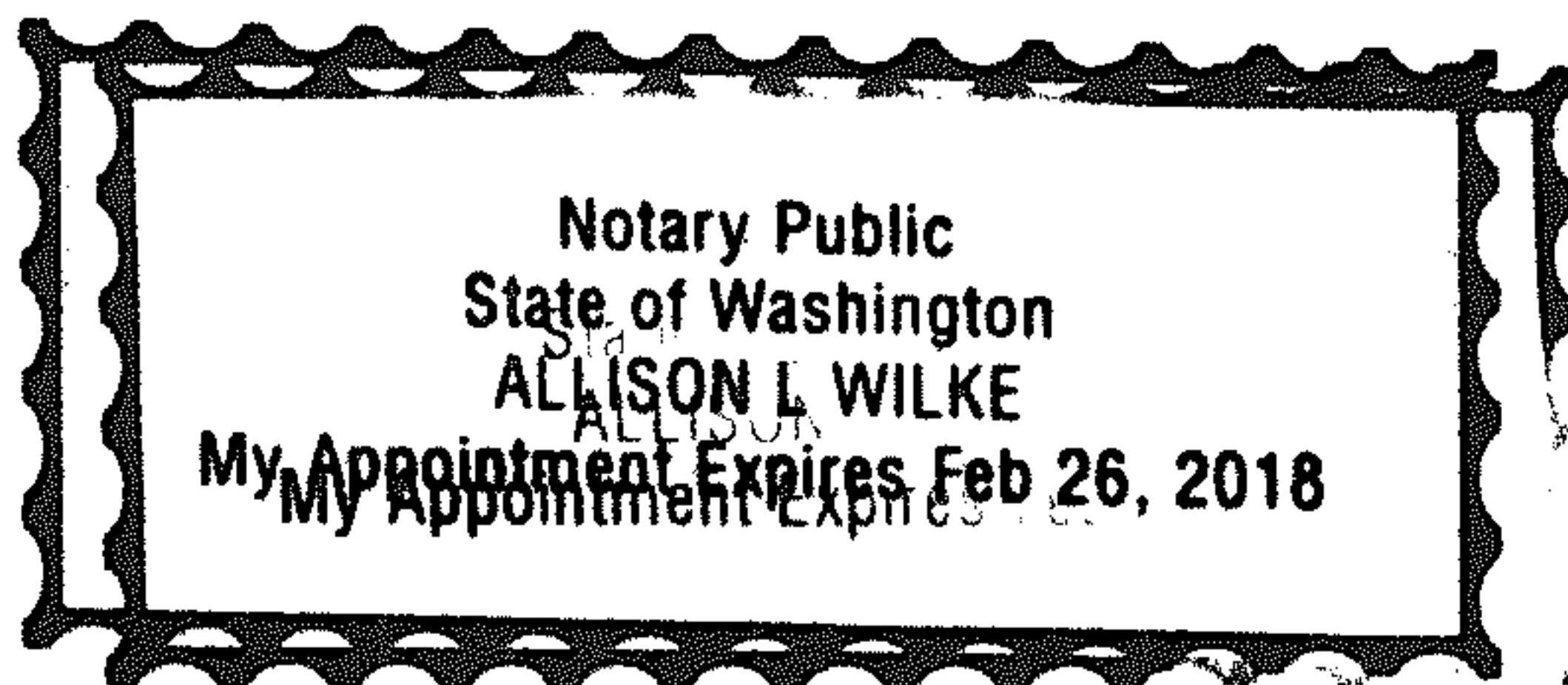
20171215000447250 12/15/2017 10:51:27 AM DEEDS 3/4
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this
the 6th day of December, 2017.

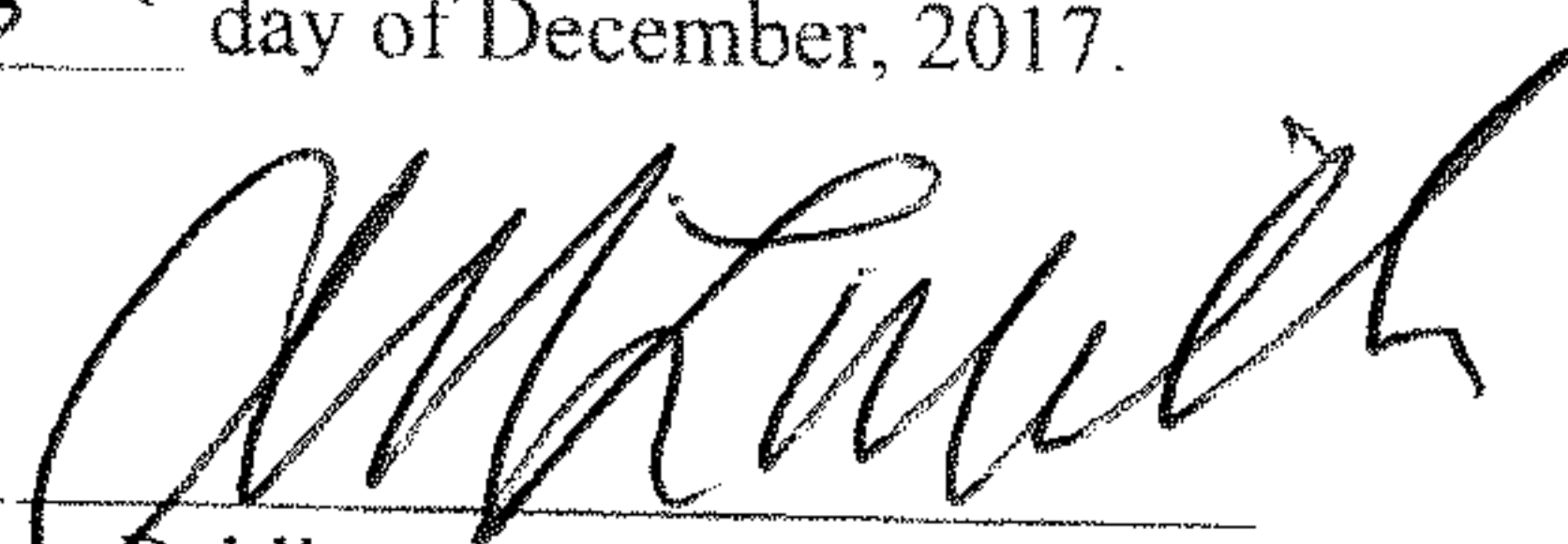

JENNIFER SEALEY, INDIVIDUALLY

STATE OF WA
COUNTY OF Spokane

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER SEALEY 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 2017.




Notary Public
Print Name: Allison L. Wilke
Commission Expires: 2/26/18

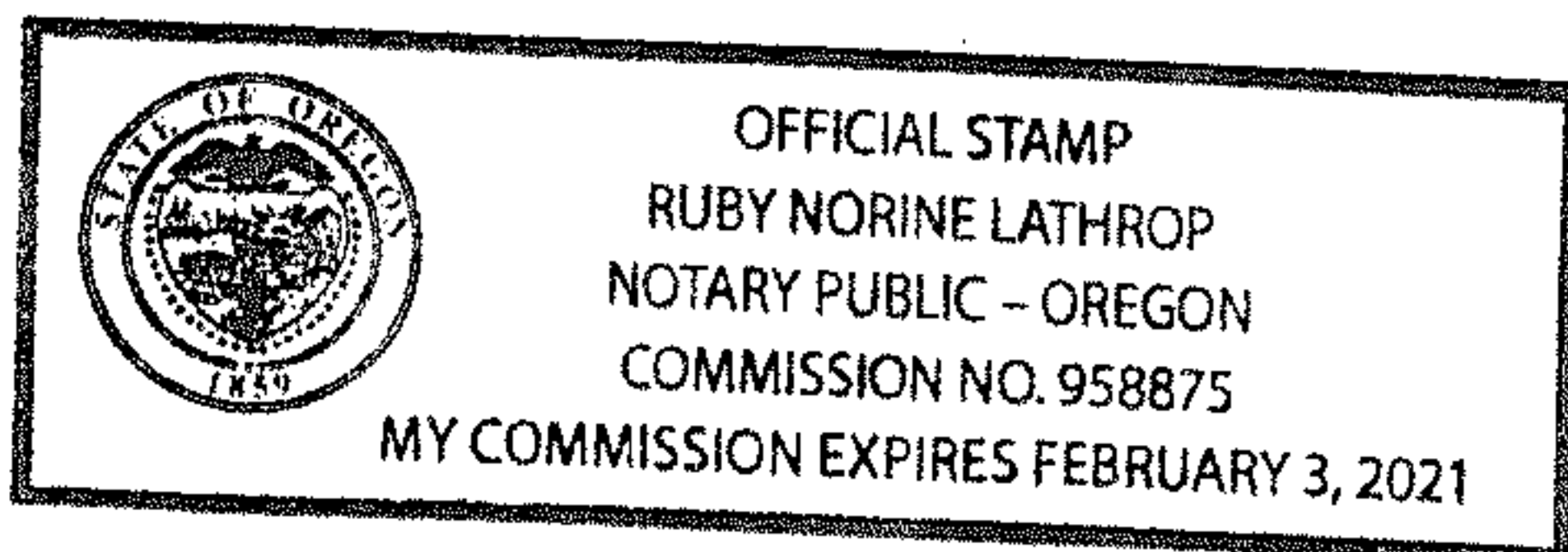
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this
the 7th day of December, 2017.

Laura Ann Lewis
LAURA ANN LEWIS, INDIVIDUALLY

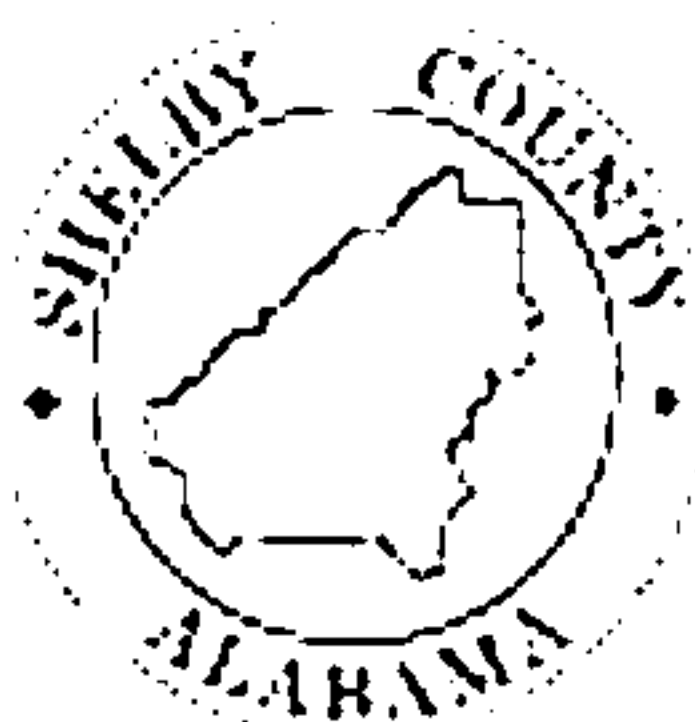
STATE OF Oregon
COUNTY OF Wallowa

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that LAURA ANN LEWIS 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 the said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 7th day of December, 2017.



Ruby Lathrop
Notary Public
Print Name: Ruby Lathrop
Commission Expires: Feb 3, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2017 10:51:27 AM
\$66.00 JESSICA
20171215000447250

J. Fuhrmeister