

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

Send Tax Notice To:
Brittney N. Forth
1064 Emerald Ridge Drive
Calera, AL 35040

20180205000038640
02/05/2018 02:14:07 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$144,000.00, 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, Joyce Ellen Bird, a single person (the "Grantor", whether one or more), whose mailing address is 115 Marion Peak Lane Childersburg, AL 35044, do hereby grant, bargain, sell, and convey unto Brittney N. Forth (the "Grantee", whether one or more), whose mailing address is 1064 Emerald Ridge Drive, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 1064 Emerald Ridge Drive, 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: \$141,391.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Joyce Ellen Bird, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of February, 2018.

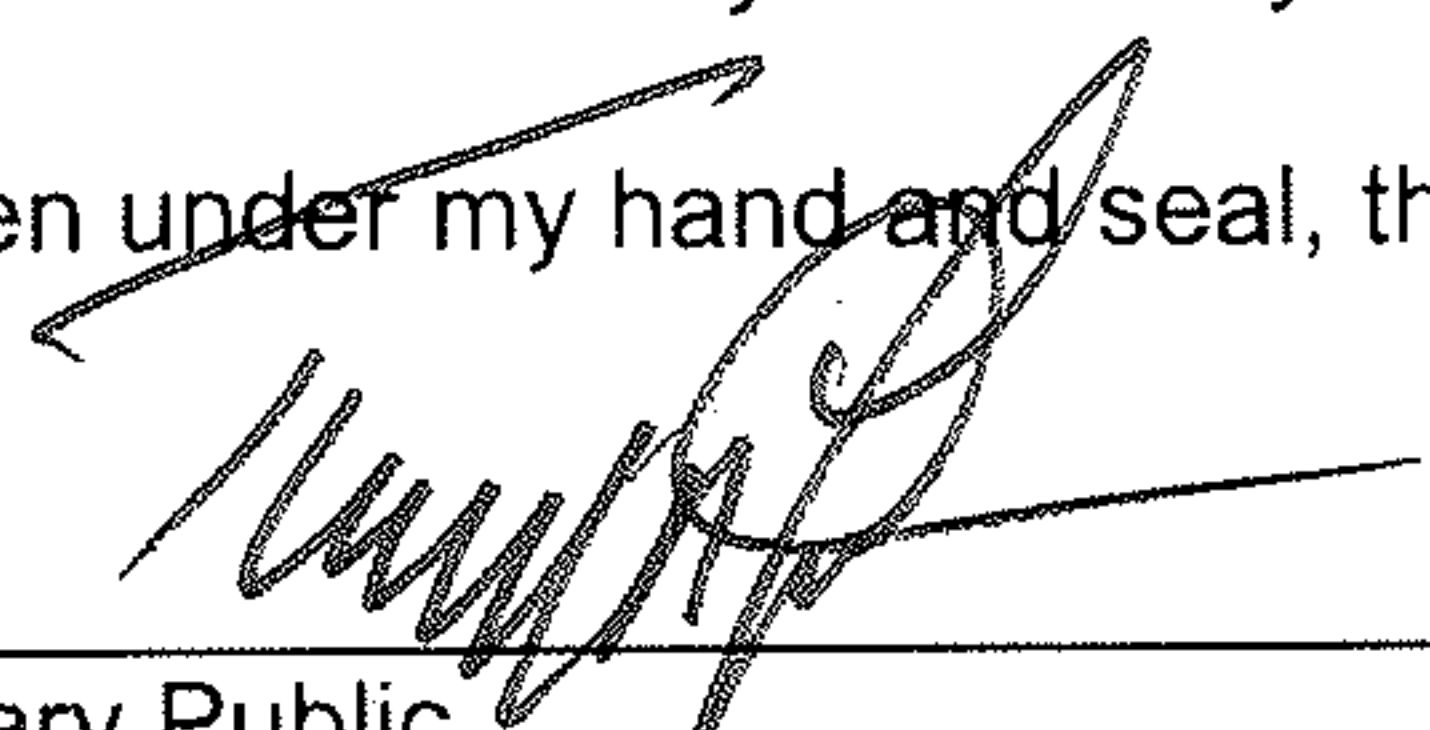

Joyce Ellen Bird

State of Alabama

County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that Joyce Ellen Bird, a single person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 1st of February, 2018.


Notary Public

Commission Expires: 10/31/2020

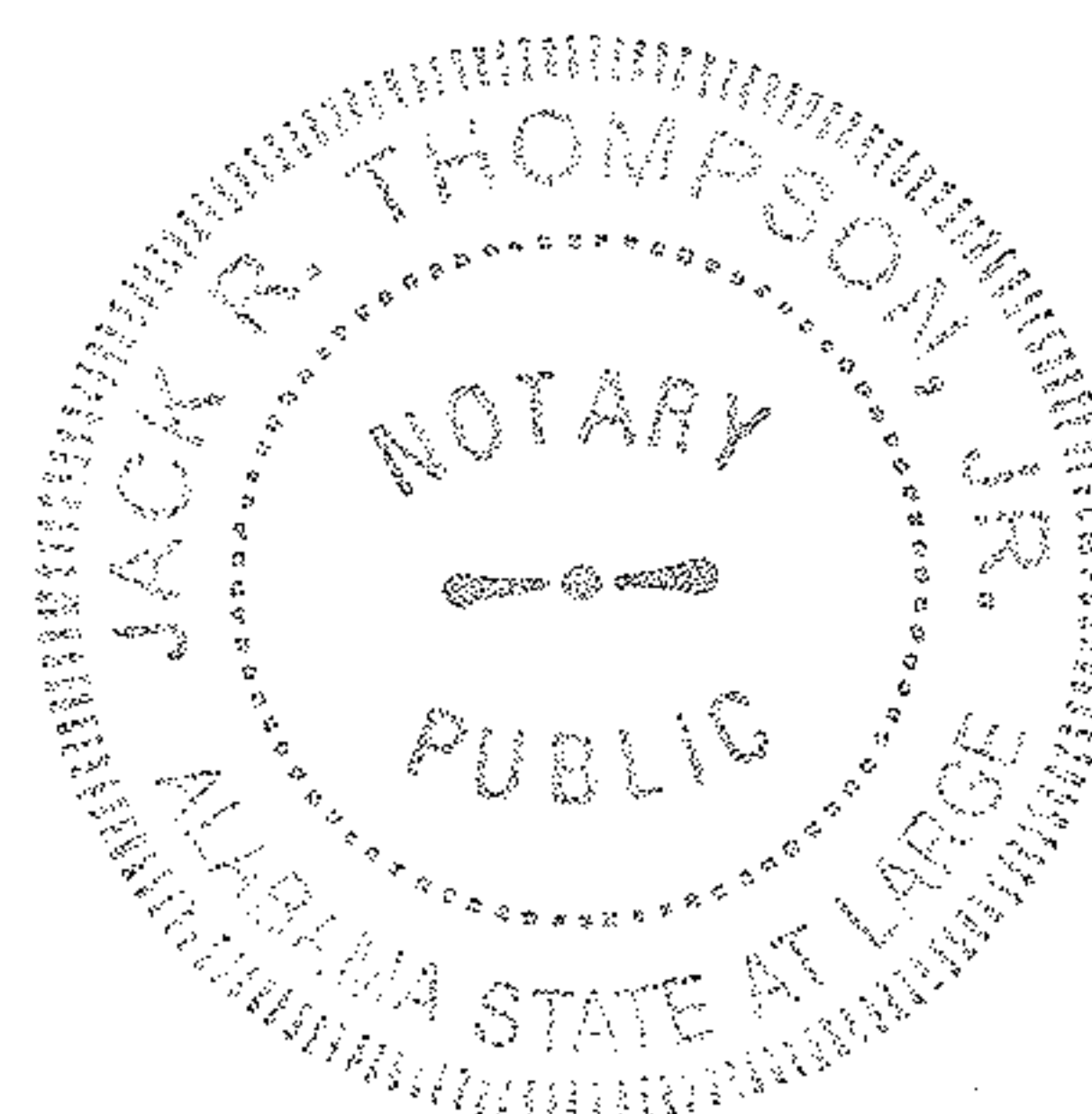


EXHIBIT "A"
Legal Description

Lot 131, according to the Survey of Emerald Ridge, Sector I, as recorded in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20180205000038640 02/05/2018 02:14:07 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2018 02:14:07 PM
\$21.00 CHERRY
20180205000038640

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.