

Send tax notice to:  
T2, LLC  
6234 EAGLE POINT CIRCLE  
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

2018038

**WARRANTY DEED**

**20180301000066830  
03/01/2018 01:38:11 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BARBARA J SMITH, a single individual **whose mailing address** is: 625 PORTOBELLO DRIVE, BIRMINGHAM AL 35242 (hereinafter referred to as "Grantors") by T2, LLC, A LIMITED LIABILITY COMPANY **whose property address** is: 6234 Eagle Point Circle, Birmingham, AL 35242 (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 41, Block 2, according to the Survey of Selkirk as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama. Less and Except that part sold to Frank B. Yielding and Cynthia M. Yielding in Deed Volume 317, Page 537, in said Probate Office, and more particularly described as follows:**

**Commence at the NE corner of said Lot 41, and run South along the East line of said Lot a distance of 19.45 feet to the Point of Beginning; thence continue along the last stated course a distance of 55.00 feet to a point; thence 90°00' to the right in a Westerly direction a distance of 2.33 feet to a point; thence 91°07' to the right in a Northeasterly direction a distance of 52.36 feet to a point; thence 26°11' to the right in a Northeasterly direction a distance of 2.95 feet to the Point of Beginning.**

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. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Restrictions appearing of record in Misc. Book 21, page 10.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 320, page 30.
5. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 21, pages 376 and 377.
6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 48, page 4427, and any damages relating to the exercise of such rights or the extraction of such minerals.
7. Sanitary sewer agreement as recorded in Real 314, page 561 and in Real 328, page 64, supplemented in Real 365, page 876.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Barbara J. Smith is the surviving grantee of that deed recorded in Deed Book336, Page 496, the other grantee, Thomas E. Smith having died on October 16, 2016.

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 27th day of February, 2018.

*Barbara J. Smith*  
BARBARA J SMITH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA J SMITH 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 27th day of February, 2018.

Notary Public  
Print Name: *Charles Stewart Jr*  
Commission Expires: *30 20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2018 01:38:11 PM  
\$228.00 CHERRY  
20180301000066830

*J. Fuhrmeister*