

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Jean O Wagner
136 Pebble Ln.
Alabaster, AL 35007

GENERAL WARRANTY DEED

20180402000108580

State of Alabama
County of Shelby

04/02/2018 02:35:32 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$159,900.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Newins Properties LLC, an Alabama Limited Liability Company, whose mailing address is:

429 Green Springs Hwy, Ste 161-364, Birmingham, AL 35209

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jean O Wagner, whose mailing address is: 136 Pebble Ln., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 136 Pebble Ln., Alabaster, AL 35007** to-wit:

Lot 57 according to the Amended Map of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$127,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 22nd day of March, 2018.

NEWINS PROPERTIES LLC

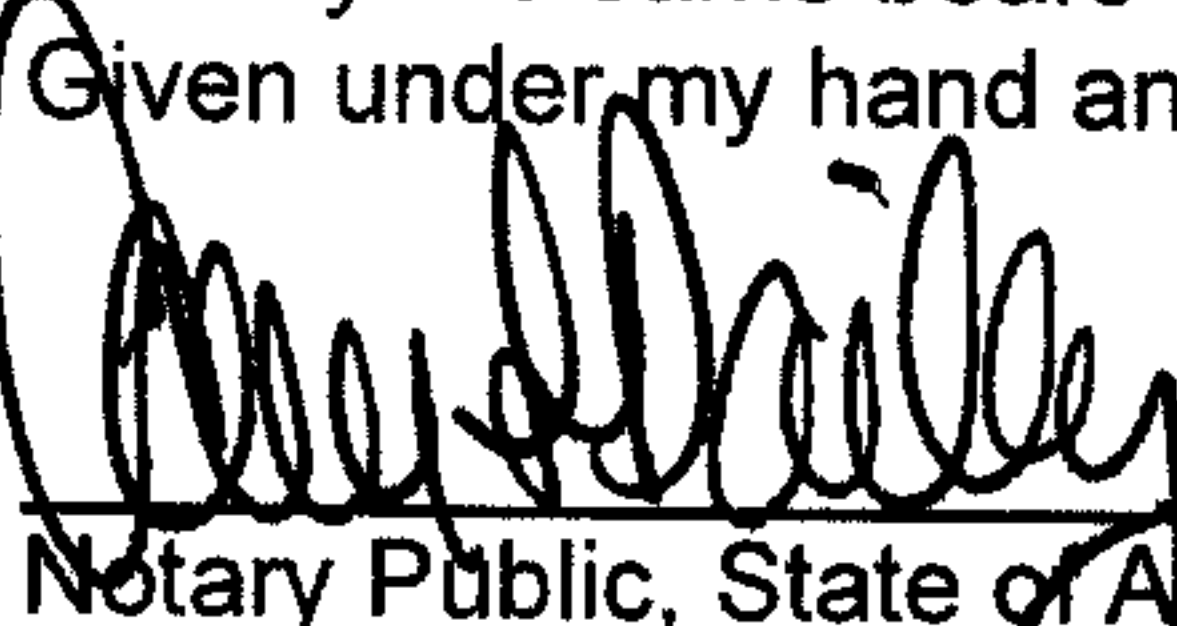


Harry Gamble
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Harry Gamble, Managing Member of Newins Properties LLC, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily with full authority on the day the same bears date for act of said limited liability company.

Given under my hand and official seal this the 22nd day of March, 2018.



Notary Public, State of Alabama
Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2018 02:35:32 PM
\$47.00 CHERRY
20180402000108580

