

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:
Allison U. McGuire
3065 Valley Ridge
Birmingham, AL 35242

20180405000112600
04/05/2018 08:33:31 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$305,000.00, 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, Cathleen C. Romei, an unmarried woman (the "Grantor", whether one or more), whose mailing address is 6646 Woodmere Crossing, Leeds, AL 35094, do hereby grant, bargain, sell, and convey unto Allison U. McGuire (the "Grantee", whether one or more), whose mailing address is 3065 Valley Ridge, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 3065 Valley Ridge, Birmingham, AL 35242; 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.

IN WITNESS WHEREOF, Cathleen C. Romei, an unmarried woman, has/have hereunto set his/her/their hand(s) and seal(s) this 2nd day of April, 2018.

Cathleen C. Romei
Cathleen C. Romei

State of Alabama
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Cathleen C. Romei, an unmarried woman, 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 2nd of April, 2018.

[Signature]
Notary Public

Commission Expires: 3/6/21

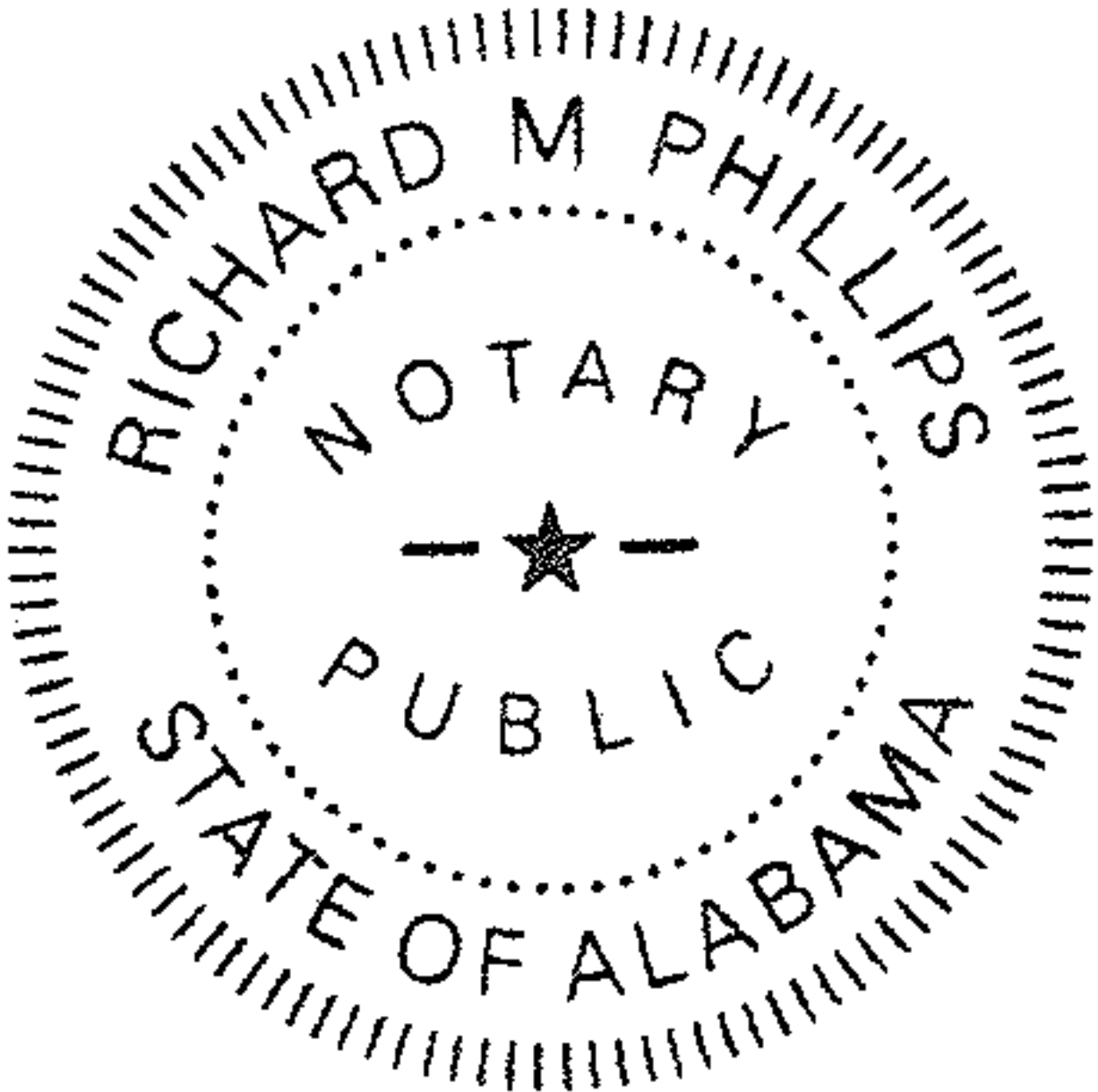


EXHIBIT "A"
Legal Description

Lot 31, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A & B, in the Probate Office of Shelby County, Alabama.

20180405000112600 04/05/2018 08:33:31 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2018 08:33:31 AM
\$323.00 CHERRY
20180405000112600

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