

This Instrument was Prepared by:
Sandy Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-18-0434

Send Tax Notice To: Lion Properties, LLC

3867 Rock Ridge Rd
Birmingham AL 35210

WARRANTY DEED

20180412000121480

04/12/2018 08:46:30 AM

DEEDS 1/2

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Stanley C. Winslett, Personal Representative of The Estate of Clyde Winslett, Deceased, Shelby County Probate Case No. PR-2016-000153**, whose address is 820 Middle Street, Montevallo, Alabama 35115, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Lion Properties, LLC**, whose address is 3867 Rock Ridge Rd Birmingham, AL 35210, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 820 Middle Street, Montevallo, AL 35115; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

A part of Lot 10 according to the original plan of the Town of Montevallo, Alabama, as shown on record in the Probate Office of Shelby County, Alabama, and more particularly described as follows:

Commence at the point of intersection of the NW line or margin of Valley Street with the NE line or margin of Middle Street, thence in a northerly direction along the line or margin of Valley Street 125 feet for a point of beginning of the lot herein conveyed, and from said point of beginning continue in a northerly direction along Valley Street 19 feet, thence in a northwesterly direction parallel with Middle Street a distance of 85 feet, thence in a southerly direction parallel with Valley Street a distance of 19 feet, thence in an easterly direction parallel with Middle Street to the point of beginning.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

The full consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date herewith.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2018 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 9 day of April, 2018.

THE ESTATE OF CLYDE WINSLETT, DECEASED

Stanley C. Winslett
Stanley C. Winslett
Personal Representative

State of Alabama

County of Mobile

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Stanley C. Winslett, whose name as Personal Representative of The Estate of Clyde Winslett, Deceased is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this the 9 day of April, 2018.

Ashley Brownell
Notary Public, State of Alabama
Ashley Brownell
My Commission Expires: _____

**MY COMMISSION EXPIRES
06/13/2018**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2018 08:46:30 AM
\$19.00 CHERRY
20180412000121480

James W. Fuhrmeister