

20180420000133250

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: 04/20/2018 11:39:03 AM
Richard Cruz
15 Hwy 83
Harpersville, AL 35078
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$30,000.00, 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, Robert Blackerby a/k/a Robert A. Blackerby by Cynthia A. Blackerby as Attorney-in-Fact and Cynthia Blackerby, a Married couple (the "Grantor", whether one or more), whose mailing address is 151 Lakeside Lane, Chelsea, AL 35043, do hereby grant, bargain, sell, and convey unto Richard Cruz (the "Grantee", whether one or more), whose mailing address is 15 Hwy 83, Harpersville, AL 35078, the following-described real estate situated in Shelby County, Alabama, the address of which is 34 Greenbriar Place, Chelsea, AL 35043; 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, Robert Blackerby and Cynthia Blackerby, has/have hereunto set his/her/their hand(s) and seal(s) this 18th day of April, 2018.

Robert Blackerby A/K/A *Robert K. Blackerby*
by *Cynthia Blackerby* as
Attorney-in-Fact
Robert Blackerby a/k/a Robert K. Blackerby by
Cynthia A. Blackerby
Cynthia Blackerby
Cynthia Blackerby

State of Alabama

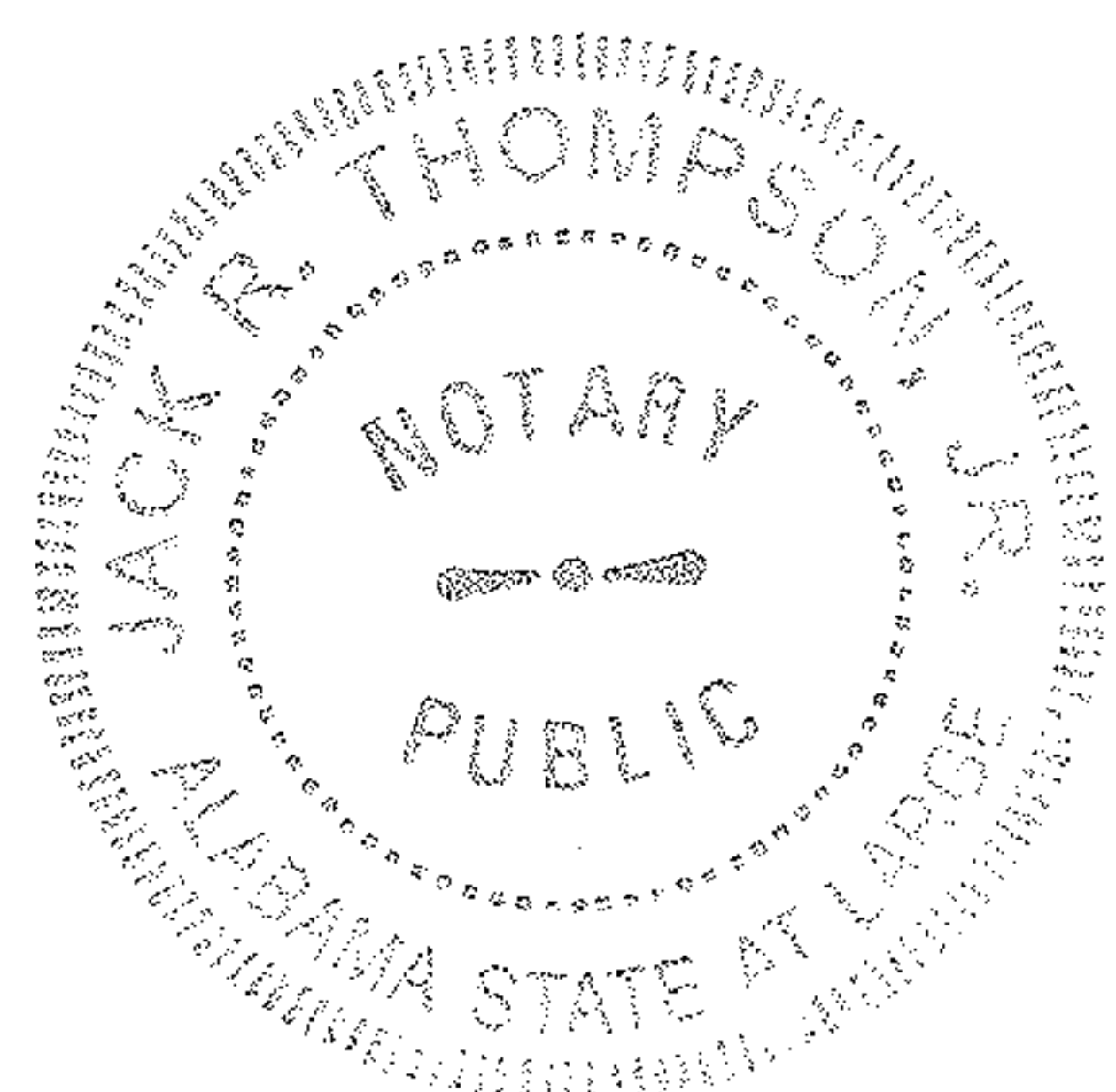
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Cynthia A. Blackerby a/k/a Cynthia Blackerby whose name Individually and as Attorney in Fact for Robert K. Blackerby a/k/a Robert Blackerby is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she Individually and , in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 18th of April, 2018.

[Signature]
Notary Public

Commission Expires: 10/31/2020



J18-4890

EXHIBIT "A"
Legal Description

Lot 34, according to the survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

20180420000133250 04/20/2018 11:39:03 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2018 11:39:03 AM
\$48.00 CHERRY
20180420000133250

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