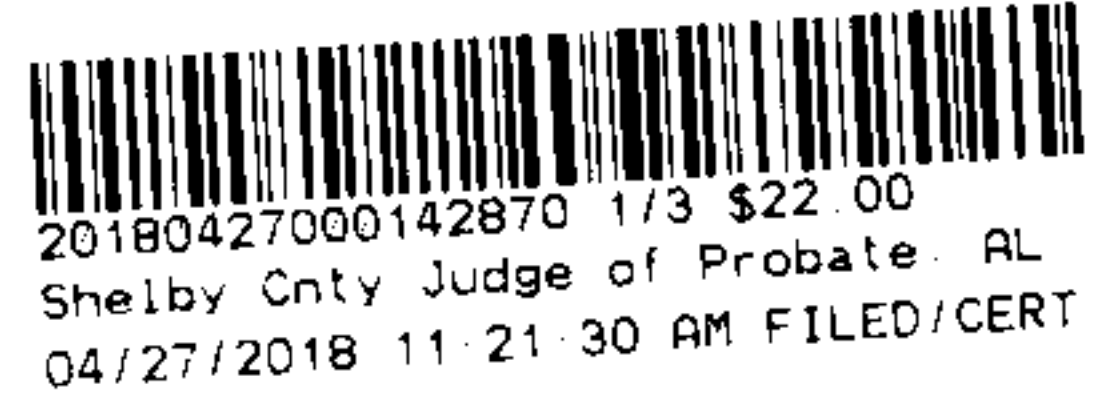


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
FLOYD R. MERRILL, JR.
363 HIGHLAND VIEW DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND TO CLEAR TITLE, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, FLOYD R. MERRILL, JR, a widower, FLOYD R. MERRILL, III, a married man, and THOMAS O. MERRILL, an unmarried man, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto FLOYD R. MERRILL, JR., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 30-16, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Major Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 30th Sector, recorded as Instrument #20050531000260070 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to current taxes, existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

JOSEPHINE L. MERRILL and ZEFFIE JOSEPHINE MERRILL is one and the same person.


The hereinabove named Grantors constitute all of the Heirs at Law of JOSEPHINE L. MERRILL who died intestate on or about October 30, 2017.


The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantor, namely, FLOYD R. MERRILL, III, and/or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of April, 2018.

 (L.S.)
FLOYD R. MERRILL, JR.

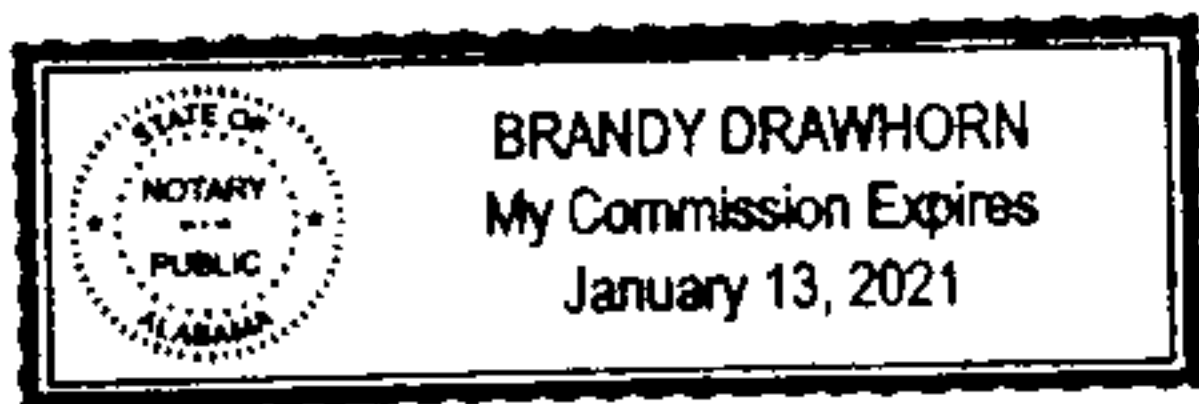
 (L.S.)
FLOYD R. MERRILL, III.

Thomas O. Merrill (L.S.)
THOMAS O. MERRILL

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FLOYD R. MERRILL, JR., whose name 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 conveyance he has executed the same voluntarily on the day the same bears date.

2018. Given under my hand and official seal this 26th day of April.

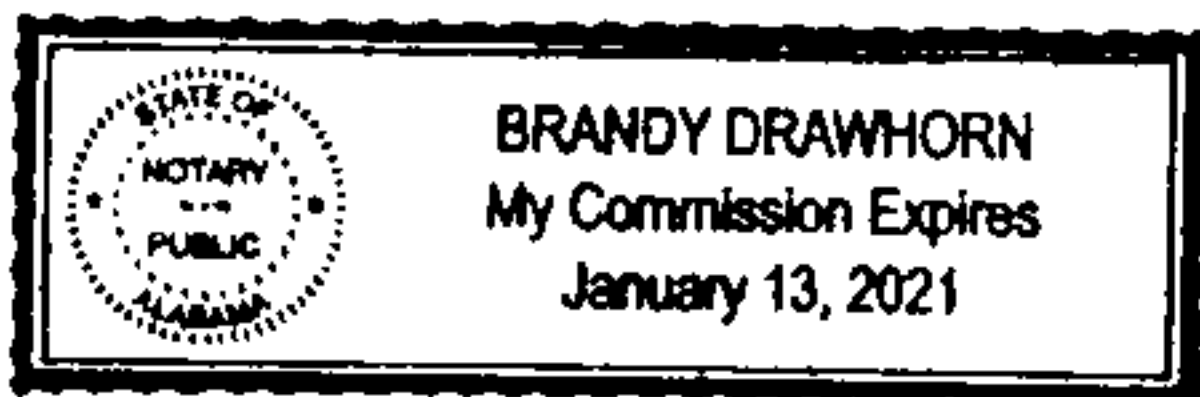


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FLOYD R. MERRILL, III, whose name 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 conveyance he has executed the same voluntarily on the day the same bears date.

2018. Given under my hand and official seal this 26th day of April.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS O. MERRILL, whose name 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 conveyance he has executed the same voluntarily on the day the same bears date.

2018. Given under my hand and official seal this 26th day of April.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

20180427000142870 2/3 \$22.00
Shelby Cnty Judge of Probate AL
04/27/2018 11:21:30 AM FILED/CERT

Grantor's Name:
FLOYD R. MERRILL, JR.
FLOYD R. MERRILL, III
THOMAS O. MERRILL

Mailing Address:
363 HIGHLAND VIEW DRIVE
BIRMINGHAM, ALABAMA 35242

Property Address:
363 HIGHLAND VIEW DRIVE
BIRMINGHAM, ALABAMA 35242

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement


Grantee's name:
FLOYD R. MERRILL, JR.

Mailing Address:
363 HIGHLAND VIEW DRIVE
BIRMINGHAM, ALABAMA 35242

Date of Sale: _____

Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value \$1,070,800

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR


20180427000142870 3/3 \$22.00
Shelby Cnty Judge of Probate. AL
04/27/2018 11:21:30 AM FILED/CERT