

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:
Michael R. Castro
755 3RD ST NE
ALABASTER, AL 35007

20180501000146600
05/01/2018 10:57:58 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$117,000.00, 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, Charlene Sturgill f/k/a Charlene Oncale, a single woman. (the "Grantor", whether one or more), whose mailing address is 4968 Townsend Glenn Circle #201, Winston Salem, NC 27106, do hereby grant, bargain, sell, and convey unto Michael R. Castro (the "Grantee", whether one or more), whose mailing address is 755 3RD ST NE, ALABASTER, AL 35007, the following-described real estate situated in SHELBY County, Alabama, the address of which is 755 3RD ST NE, ALABASTER, AL 35007; 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.

Note: \$118,935.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

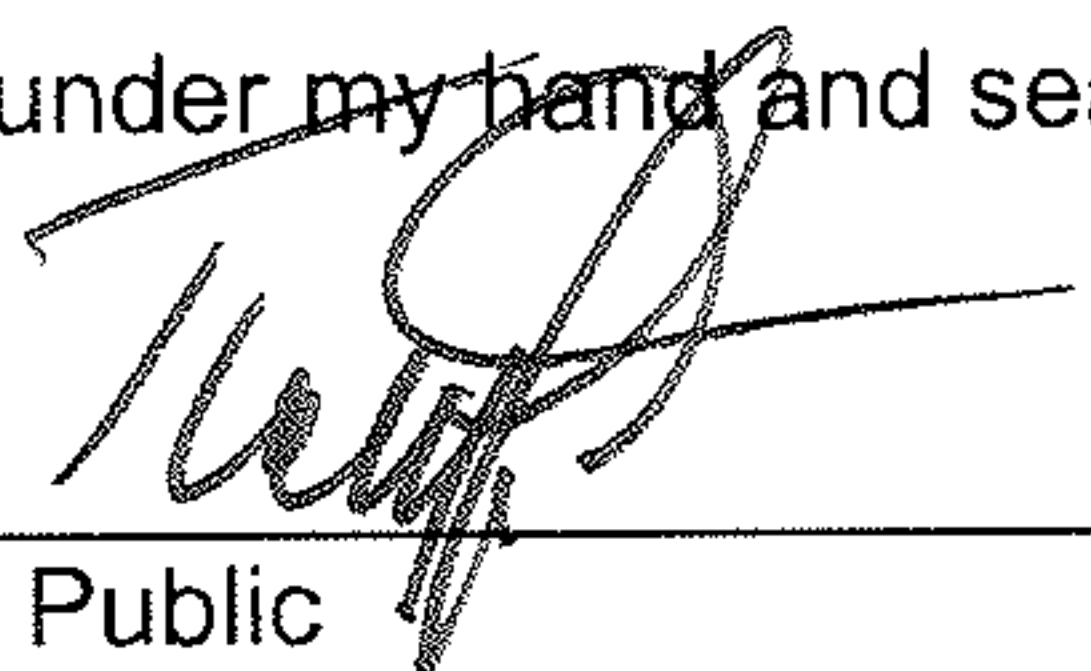
IN WITNESS WHEREOF, Charlene Sturgill f/k/a Charlene Oncale, a single woman. , has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of April, 2018.


Charlene Sturgill

State of Alabama
County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Charlene Sturgill, a single 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, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27th of April, 2018.


Notary Public

Commission Expires: 10/31/2020

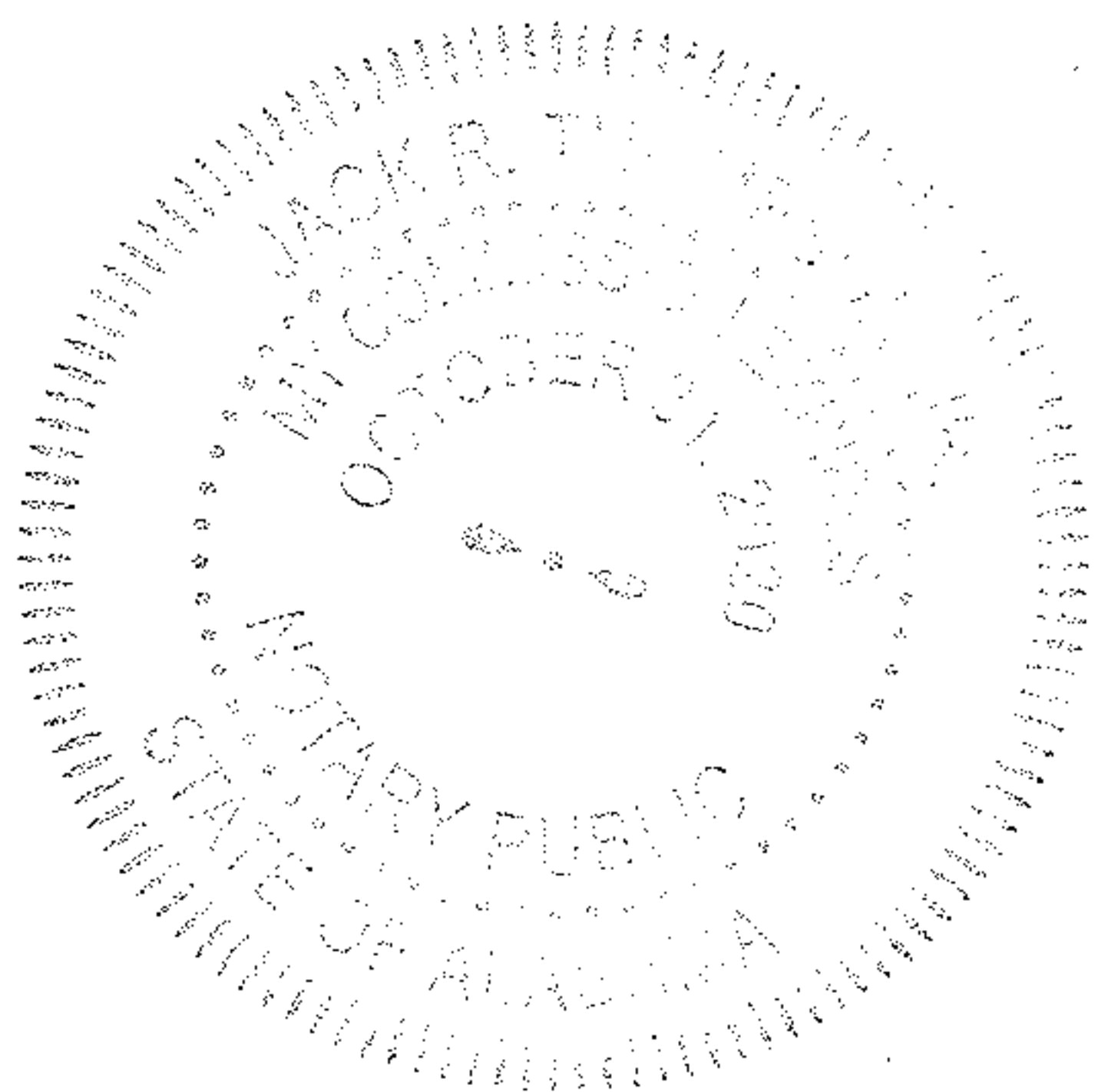


EXHIBIT "A"
Legal Description

Lot 15, according to the Survey of Whitestone Townhomes, Phase One, as corrected and recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama.

20180501000146600 05/01/2018 10:57:58 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2018 10:57:58 AM
\$19.00 CHERRY
20180501000146600

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