

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:
Bobby Parker
133 Lake Ter
Alabaster, AL 35007

20180509000159460
05/09/2018 03:19:47 PM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$129,500.00, 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, Betsy Best Britain and William Richard Best, as co-trutees of the Best Family Real Estate Trust (the "Grantor", whether one or more), whose mailing address is 340 Rocky Ridge Circle, Helena, AL 35080, do hereby grant, bargain, sell, and convey unto Bobby Parker (the "Grantee", whether one or more), whose mailing address is 133 Lake Ter, Alabaster, AL 35007, the following-described real estate situated in Shelby County, Alabama, the address of which is 133 Lake Ter, Alabaster, AL 35007; to-wit:

Lot 28, according to the Survey of Lake Terrance, as recorded in Map Book 19, Page 153 in the Probate Office of Shelby County, Alabama.

- 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: \$125,615.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Betsy Best Britain and William Richard Best, as co-trutees of the Best Family Real Estate Trust, has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of May, 2018.

The Best Family Real Estate Trust

BY: Betsy Best Britain
Betsy Best Britain
Co-Trustee

BY: William Richard Best
William Richard Best
Co-Trustee

State of Alabama

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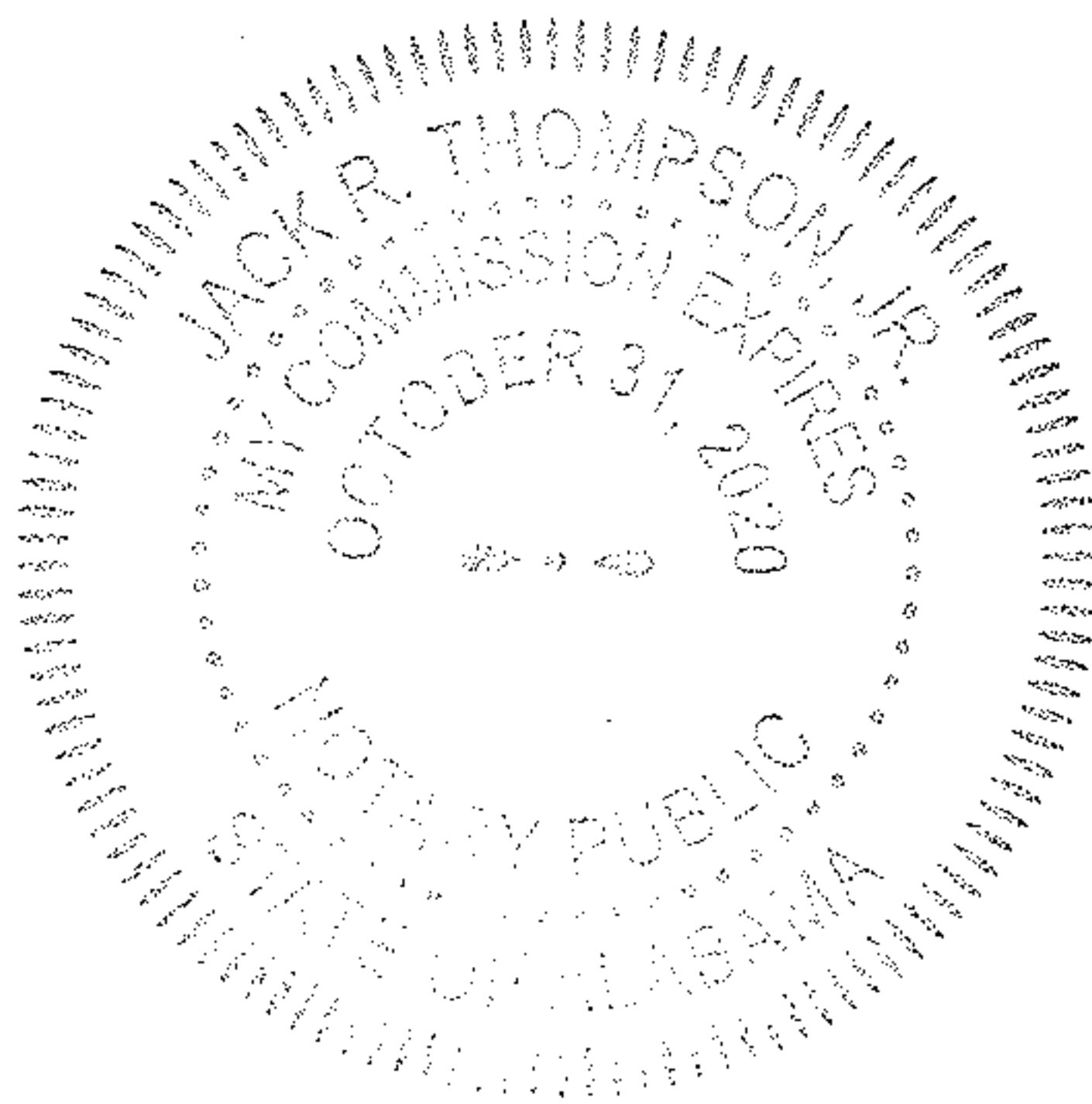
County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Betsy Best Britain and William Richard Best whose name as Co-Trustees of The Best Family Real Estate Trust 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, they, in they capacity as such Co-Trustees of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 8th of May, 2018.

[Signature]
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2018 03:19:47 PM
\$22.00 CHERRY
20180509000159460

[Signature]