

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:
Amanda Powell
40 Rich Dr.
Chelsea, AL 35043
BHM1800122

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Frieda T. Hanson and Karen N. Wright, as Trustees of the Frieda Hanson Revocable Management Trust Dated April 17, 2002** whose mailing address is: 2108 Farmer Rd., Weatherford, TX 76087 (hereinafter referred to as "Grantor"), by **Amanda Powell** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 33; thence run West along the North line of the Northeast 1/4 of the Southeast 1/4 a distance of 1068.00 feet to the Point of Beginning; thence continue last course a distance of 479.98 feet; run South 00 degrees 23 minutes 55 seconds West a distance of 674.63 feet to the center line of a public chert road; thence run along said centerline the following approximate bearings and distances: North 74 degrees 03 minutes 24 seconds East a distance of 173.34 feet; North 83 degrees 24 minutes 11 seconds East a distance of 121.75 feet; North 88 degrees 19 minutes 25 seconds East a distance of 197.14 feet; thence run North a distance of 607.25 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$299,475.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs,

executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 10
day of May, 2018.

Frieda Hanson Revocable Management
Trust Dated April 17, 2002

Frieda T. Hanson
Frieda T. Hanson, as Trustee

Karen N. Wright
Karen N. Wright, as Trustee

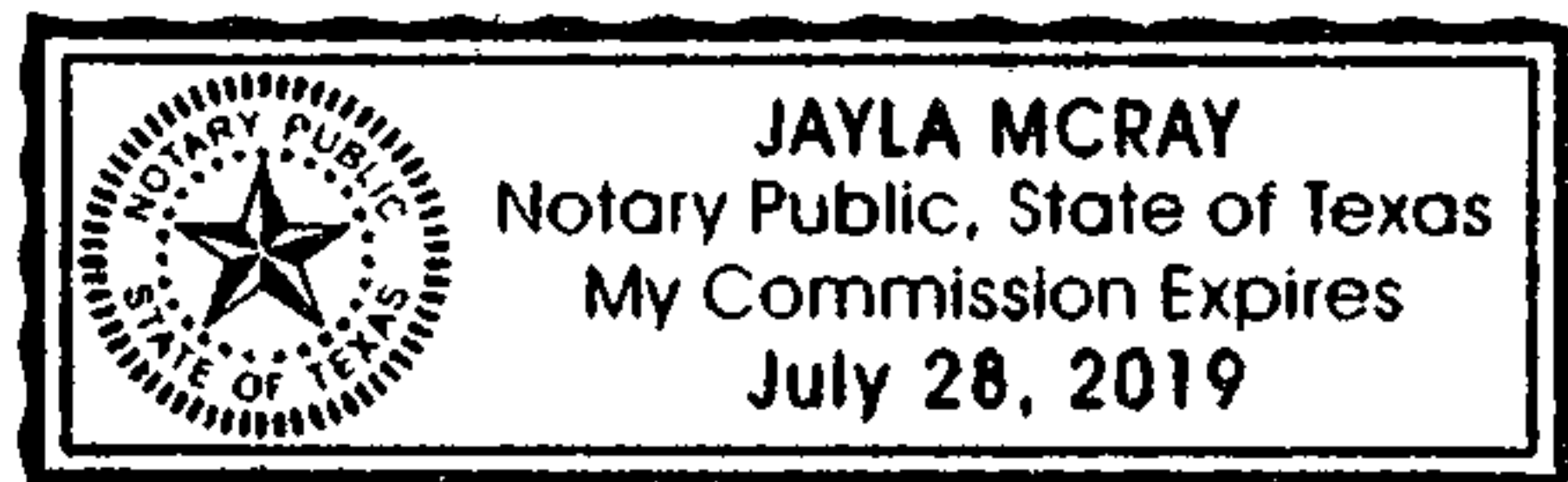
STATE OF Texas

COUNTY OF Tarrant

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frieda T. Hanson and Karen N. Wright, as Trustees of the Frieda Hanson Revocable Management Trust Dated April 17, 2002, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 10 day of May, 2018

(Notary Seal)



Jayla McRay
Notary Public

Print Name: Jayla McRay
Commission Expires: July 28, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 03:47:21 PM
\$25.00 JESSICA
20180515000168080

Jessica