

Send tax notice to:
Michael Irwin & Anna Irwin
104 Belvedere Drive
Birmingham, AL 35242
BHM1800355

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 Two Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars (\$252,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Jill Hopper Stewart, a widowed woman; Nathan Michael Stewart, an married man; Skye Stewart, an married woman; Claire McKinley Stewart, an unmarried woman; Myra Stewart Wooten, a married woman; Janet Stewart Anderson, a married woman; William Matthew Stewart, III, a married man and Mary Carol Stewart, a widowed woman:** (hereinafter referred to as "Grantors"), by **Michael Holcomb Irwin and Anna Bowden Irwin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$202,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

Grantors being all the heirs of William M. Stewart, Jr., having died on August 28, 2013.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Heirs at Law of William M.
Stewart, Jr.

Mary Carol Stewart by Craig Alan Wooten her attorney in fact
Mary Carol Stewart by Craig Alan
Wooten, her attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig Alan Wooten, individually and as attorney in fact for Mary Carol Wooten, 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 the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Mary Carol Wooten on the day the same bears date.

Given under my hand and official seal this the 15 day of MAY, 2018.

(NOTARIAL SEAL)

Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

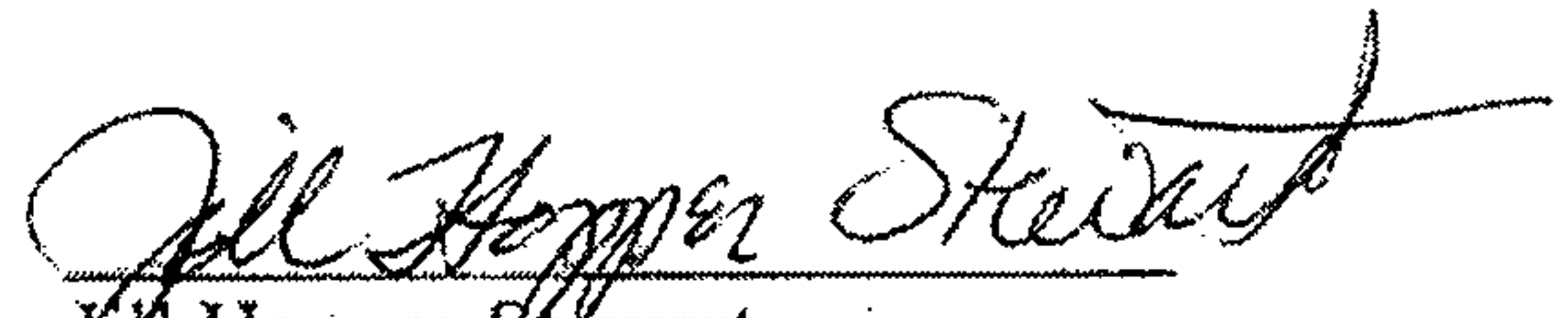
Commission Expires: APRIL 14, 2019



The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Heirs at Law of William M. Stewart, Jr. have hereunto set their signatures and seals on .

Heirs at Law of William M.
Stewart, Jr.

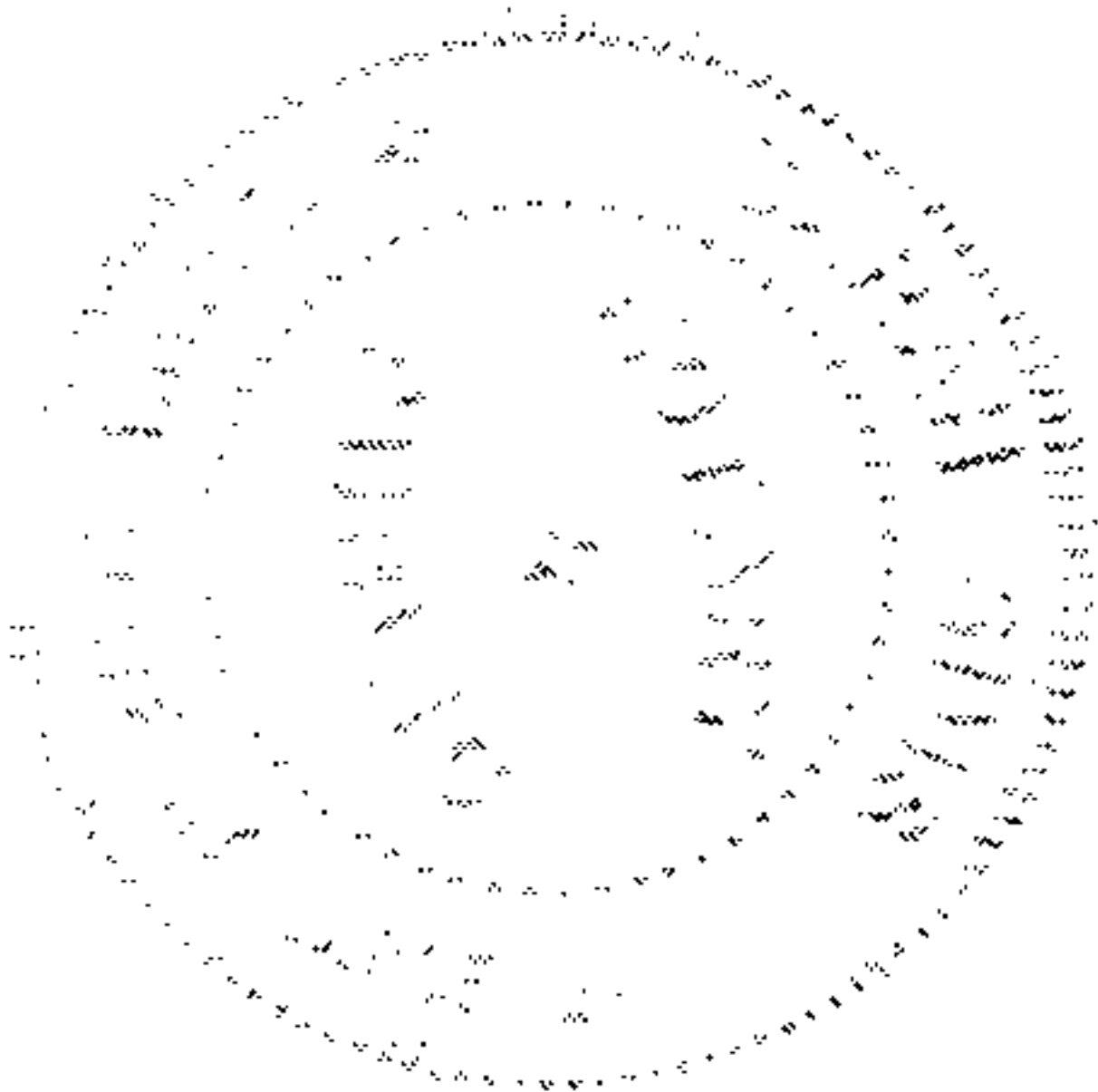

Jill Hopper Stewart

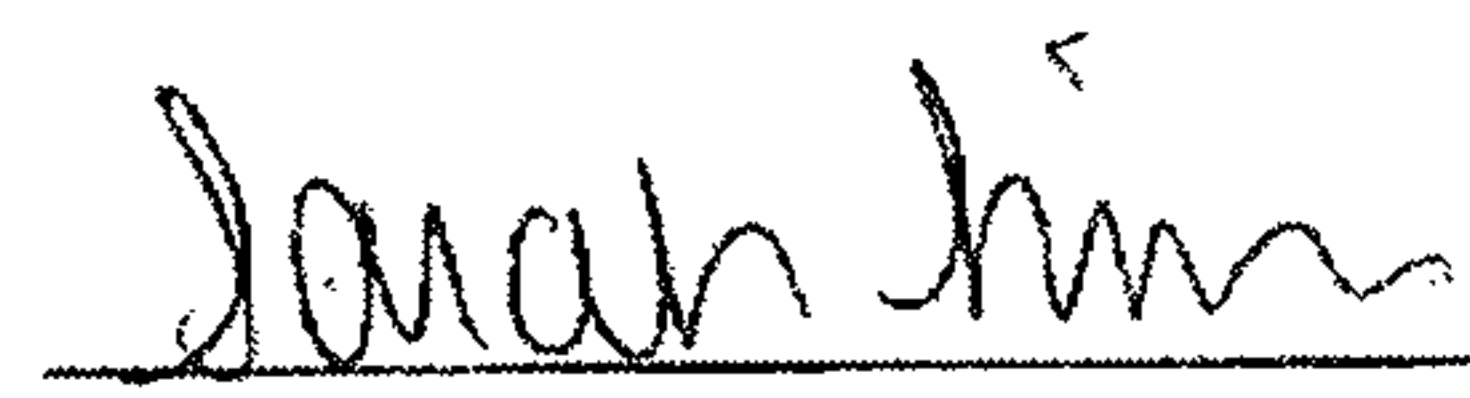
STATE OF Alabama
COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Hopper Stewart, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Sarah Sims
Commission Expires: 03/15/2021

Heirs at Law of William M.
Stewart, Jr.

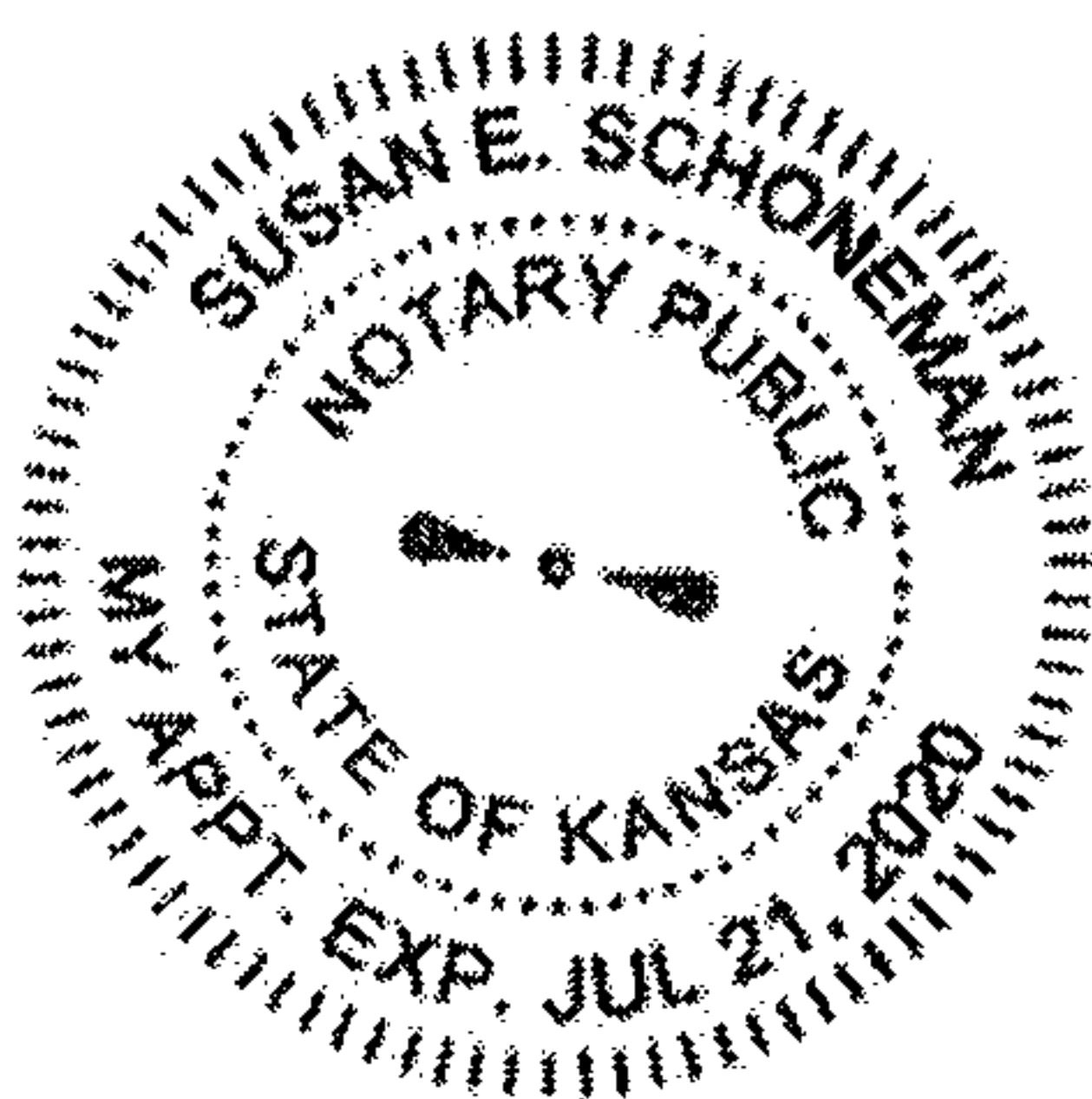

Nathan Michael Stewart

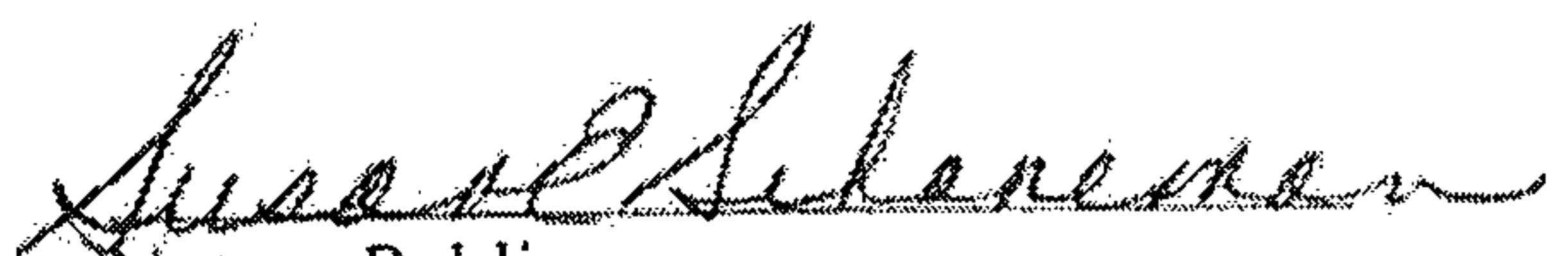
STATE OF Kansas
COUNTY OF Johnson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nathan Michael Stewart, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)




Notary Public
Print Name: Susan E. Schoneman
Commission Expires: July 21, 2020

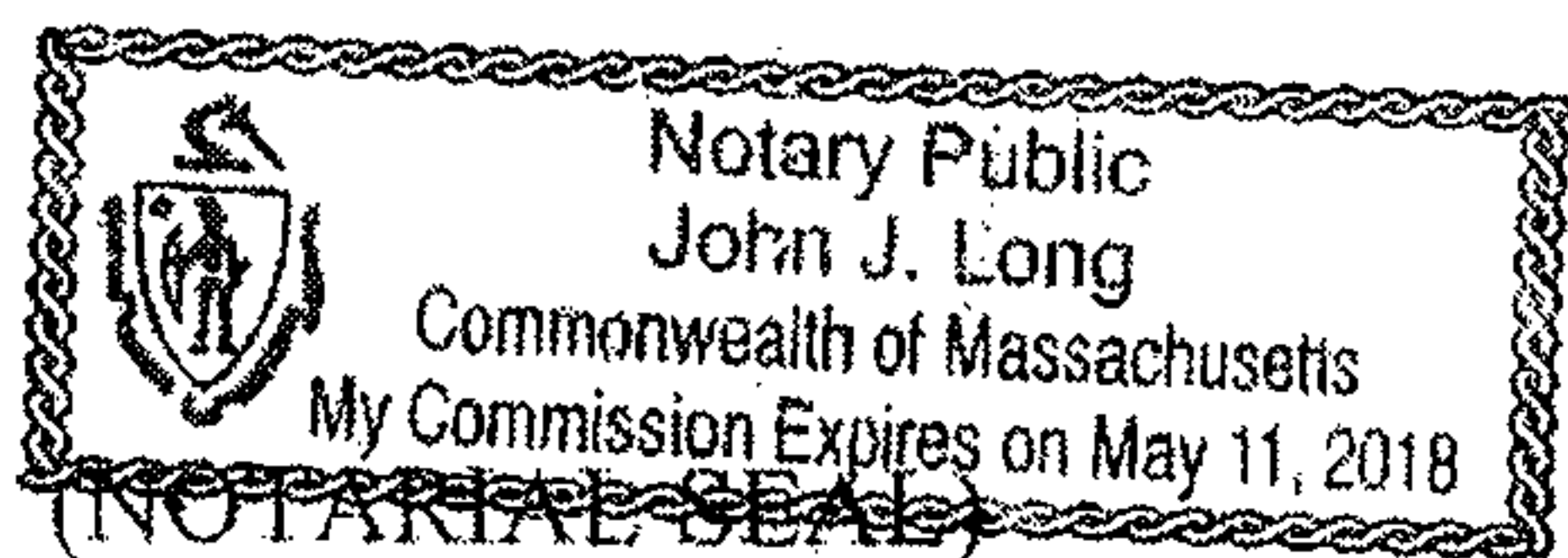
Heirs at Law of William M.
Stewart, Jr.

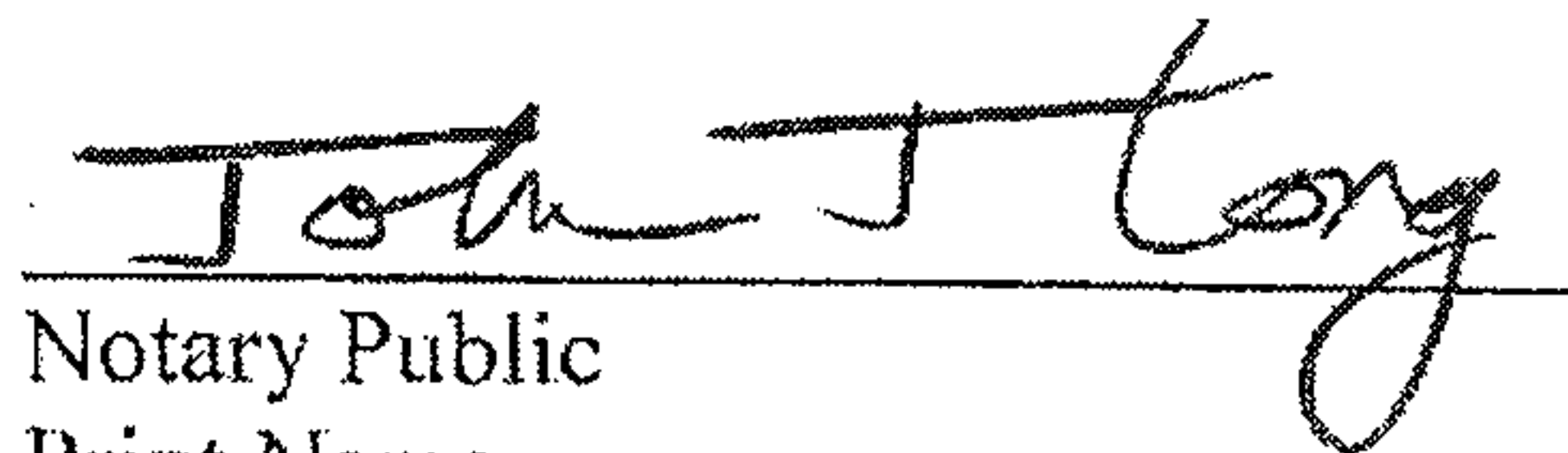

Skye Stewart

STATE OF Massachusetts
COUNTY OF Middlesex

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Skye Stewart, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of MAY, 2018.




Notary Public
Print Name:
Commission Expires:

Heirs at Law of William M.
Stewart, Jr.

Claire McKinley Stewart
Claire McKinley Stewart

STATE OF Alabama
COUNTY OF Baldwin

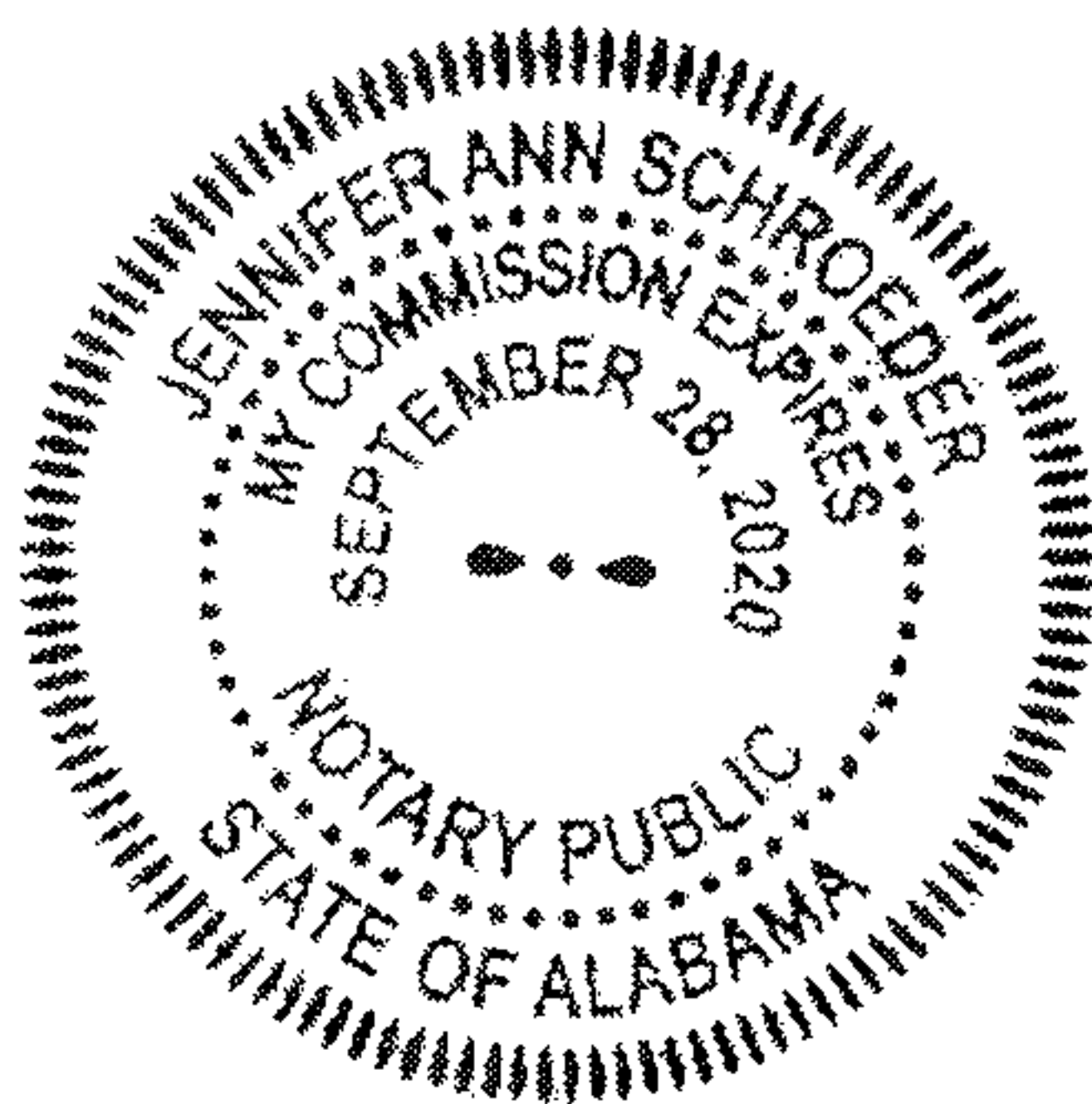
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claire McKinley Stewart, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they 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.

Jennifer Ann Schroeder
Notary Public

Print Name: Jennifer Ann Schroeder
Commission Expires: Sept. 28, 2020

(NOTARIAL SEAL)



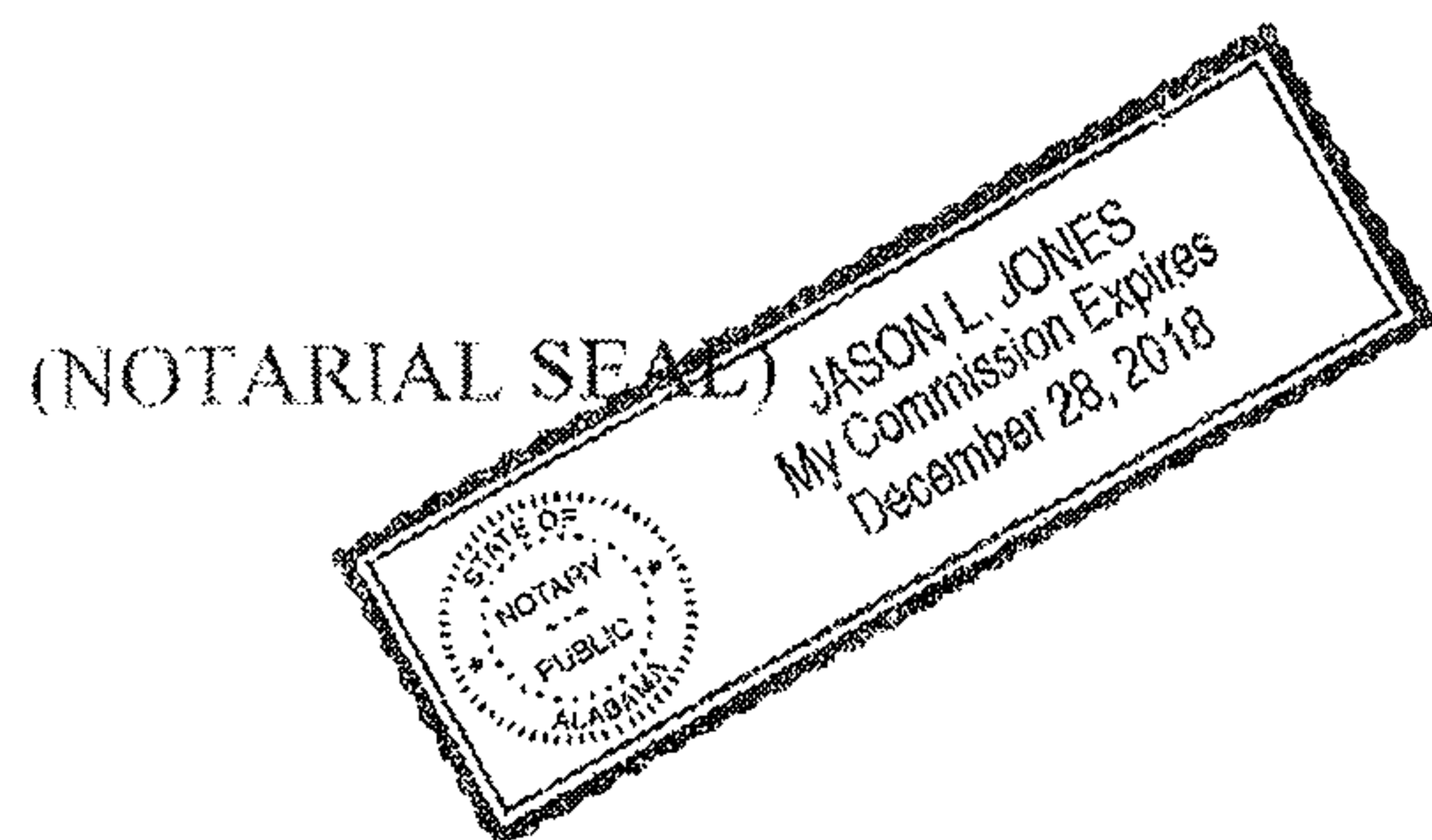
Heirs at Law of William M.
Stewart, Jr.



Myra Stewart Wooten

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra Stewart Wooten, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of May 2018.




Notary Public
Print Name: Jason L Jones
Commission Expires: 12-28-2018

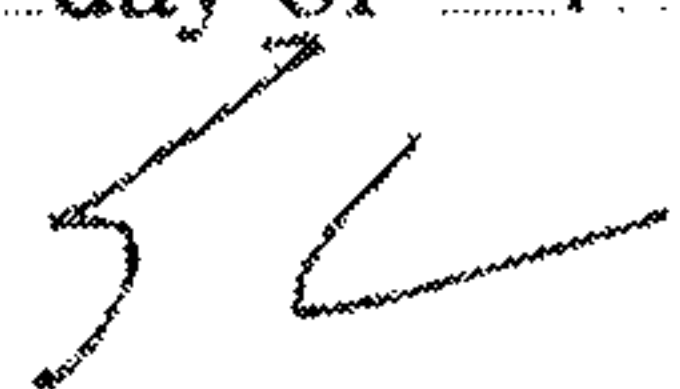
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Heirs at Law of William M.
Stewart, Jr.


William Matthew Stewart, III

STATE OF Louisiana
COUNTY OF Tangipahoa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Matthew Stewart, III, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of MAY 2018


Notary Public Shawn A. McKee, #26417

(NOTARIAL SEAL) Print Name:

Commission Expires: on death

Heirs at Law of William M.
Stewart, Jr.


Janet Stewart Anderson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet Stewart Anderson, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of May 2018.

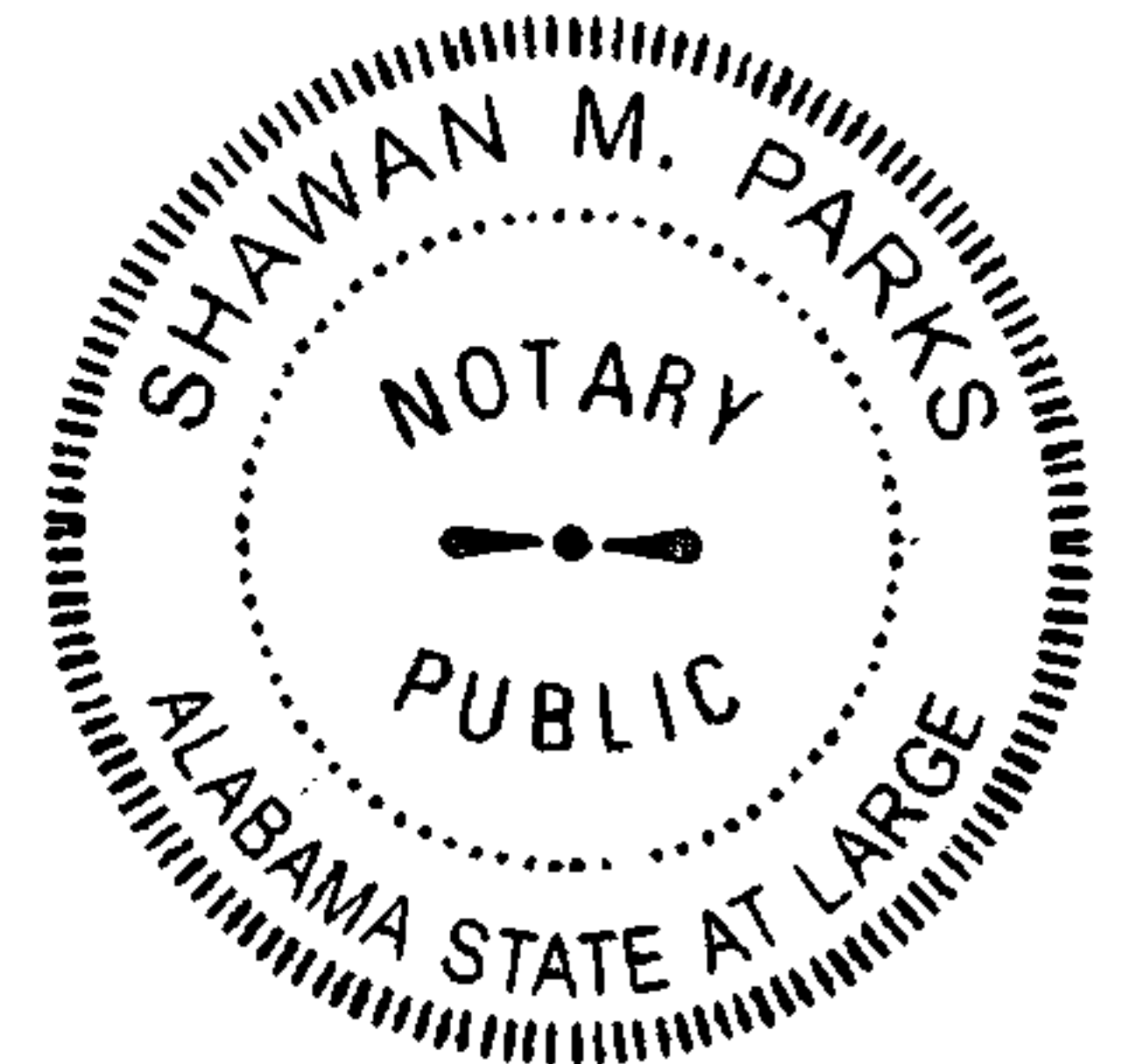
(NOTARIAL SEAL)


Notary Public

Print Name: Shawan Parks

Commission Expires:

MY COMMISSION EXPIRES OCTOBER 19, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2018 01:08:54 PM
\$95.50 JESSICA
20180517000170340

