

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Seth F. Loeb
135 Marlstone Court
Helena, AL 35080
Also the property address

WARRANTY DEED

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

That in consideration of Two Hundred Forty-Seven Thousand Five Hundred and No/100 ---
----- (\$247,500.00) Dollars

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we,
William Stanley McDuffie and Ashley Davis McDuffie, Husband and Wife
whose address is: PO Box 59722, Homewood AL 35259
(hereinafter referred to as grantors) do grant, bargain, sell and convey unto
Seth F. Loeb, Ashley P. Loeb (21.3% interest) and
Loeb Properties, LLC (78.7% interest)
whose address is the property address
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby county, Alabama, to wit:

Lot 117, according to the Survey of Fieldstone Park, Fourth Sector, as recorded in
Map Book 30, Page 107, re-recorded in Map Book 31, Page 3, in the Probate Office of
Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

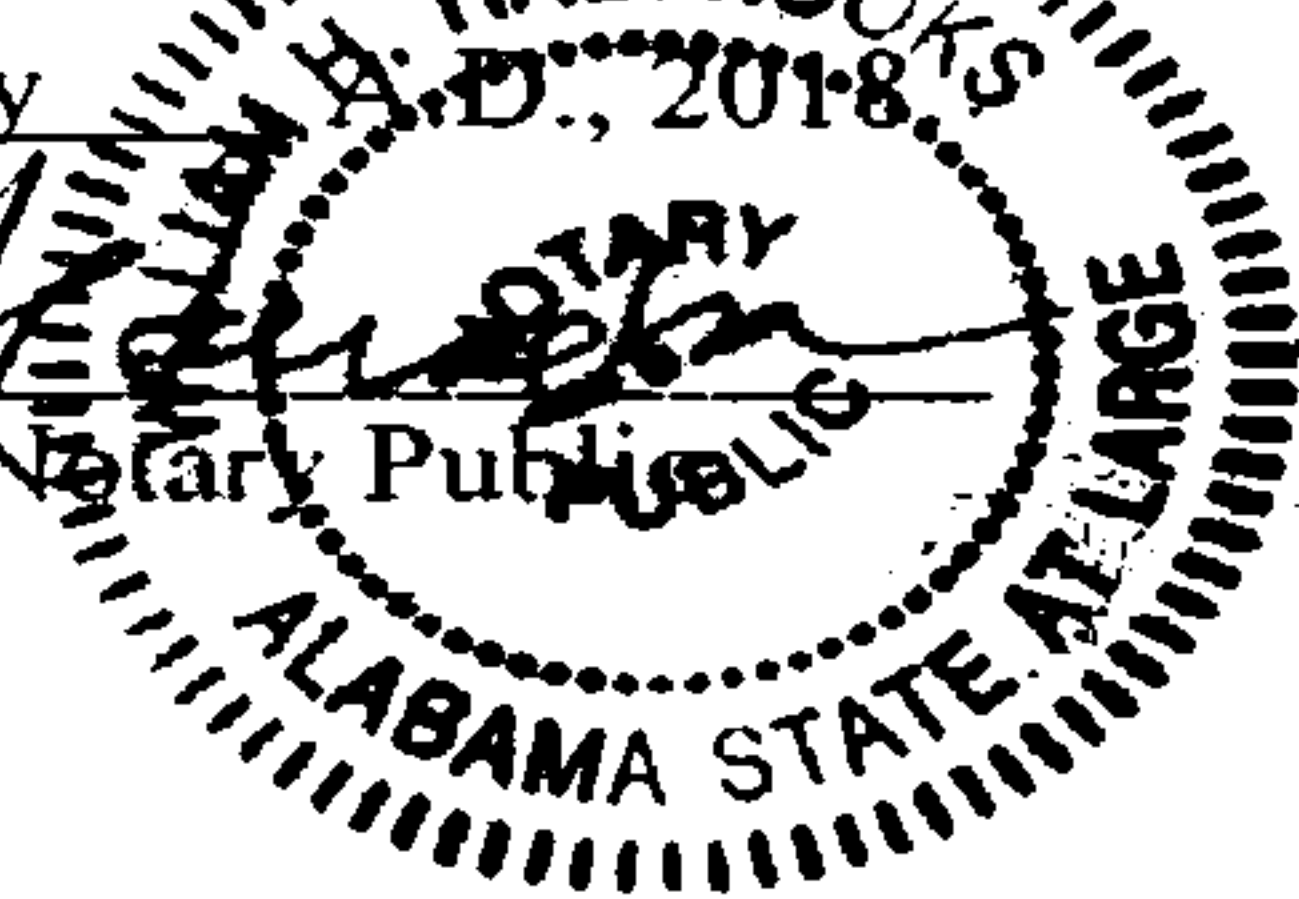
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we)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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 18th
day of May, 2018.

William Stanley McDuffie (Seal) Ashley Davis McDuffie (Seal)
William Stanley McDuffie Ashley Davis McDuffie

STATE OF ALABAMA)
COUNTY OF JEFFERSON) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
William Stanley McDuffie and Ashley Davis McDuffie, whose name(s) is/are
signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May
My Commission Expires: 4/21/20
William H. Halbrooks
William H. Halbrooks, Notary Public




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/18/2018 01:53:36 PM
\$262.50 JESSICA
20180518000172970

James W. Fuhrmeister