

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:
Savannah B Angel
3021 Highview Lane
Calera, AL 35040

20180521000174250
05/21/2018 10:11:56 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$192,000.00, 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, George Clay and Carol Clay, a married couple (the "Grantor", whether one or more), whose mailing address is 3021 Highview Lane, Calera, AL 35040, do hereby grant, bargain, sell, and convey unto Savannah B Angel (the "Grantee", whether one or more), whose mailing address is 3021 Highview Lane, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 3021 Highview Lane, Calera, AL 35040; 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: \$188,522.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

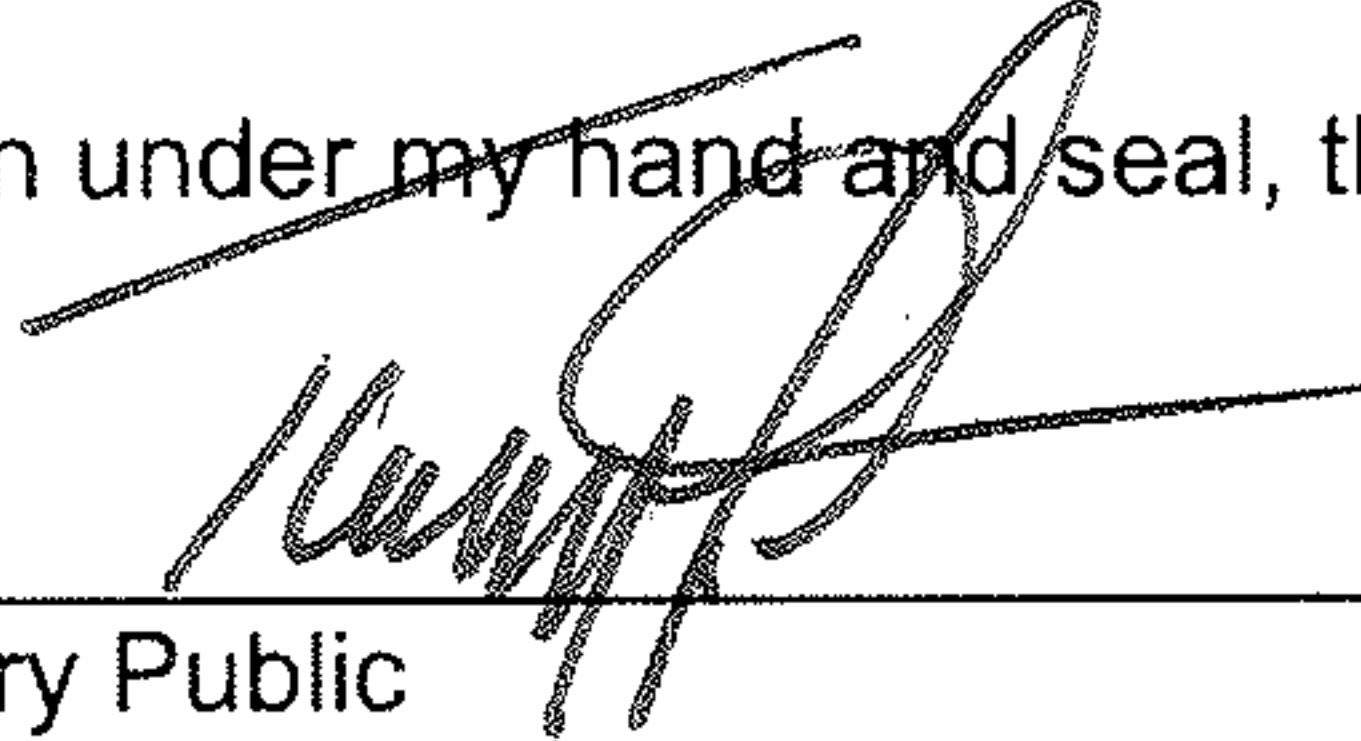
IN WITNESS WHEREOF, George Clay and Carol Clay, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of May, 2018.


George Clay

Carol Clay

State of Alabama
County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that George Clay and Carol Clay, a married couple , 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 17th of May, 2018.


Notary Public

Commission Expires: 10/31/2020

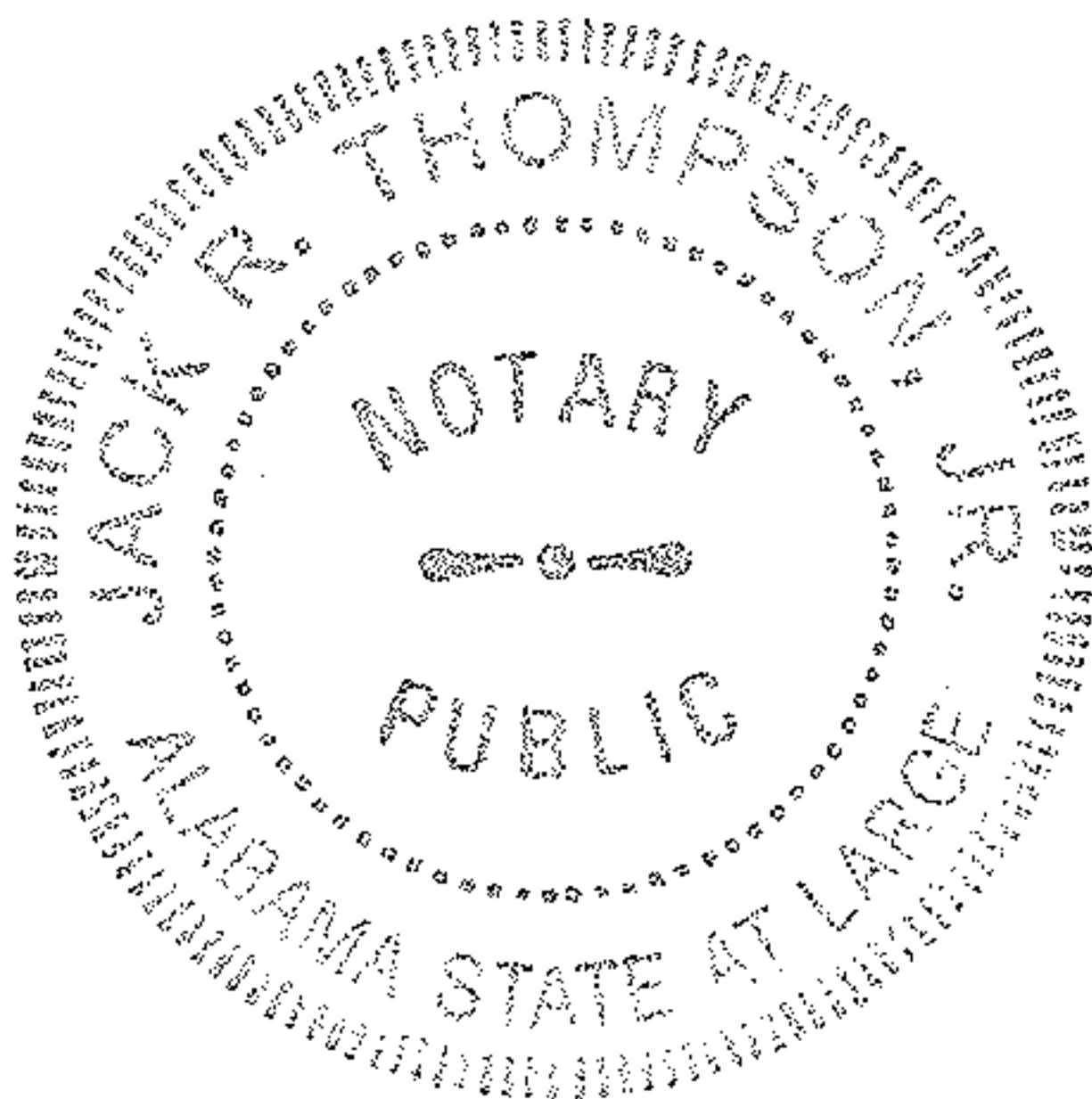


EXHIBIT "A"
Legal Description

Lot 992, according to the Survey of Final Plat Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A&B, in the Probate Office of Shelby County, Alabama.

20180521000174250 05/21/2018 10:11:56 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/21/2018 10:11:56 AM
\$21.50 CHERRY
20180521000174250

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