

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
TIMOTHY O'DELL and wife, SARA O'DELL
525 GREEN GLADE ROAD
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FORTY TWO AND NO/100 DOLLARS (\$442,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, HENRY E. GLENN and wife, SHERRY P. GLENN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto TIMOTHY O'DELL and wife, SARA O'DELL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, Block 1, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10 Page 47 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Book 96 Page 870 and variance to restrictions recorded in Book 108 Page 634 in the Probate Office.
3. A 75 foot building setback line from Hillandell Drive as recorded in Map Book 10 Page 47 A and B in the Probate Office.
4. A 35 foot building setback line from Green Glade Road as recorded in Map Book 10 Page 47 A and B in the Probate Office.
5. Easement(s) to Alabama Power Company and South Central Bell Telephone Company as shown and recorded in Book 99 Page 464 in Probate Office.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 Page 53 in the Probate Office.
7. Articles of Incorporation of Havenwood Park Homeowners Association, Inc., as recorded in Book 38 Page 531 in the Probate Office.

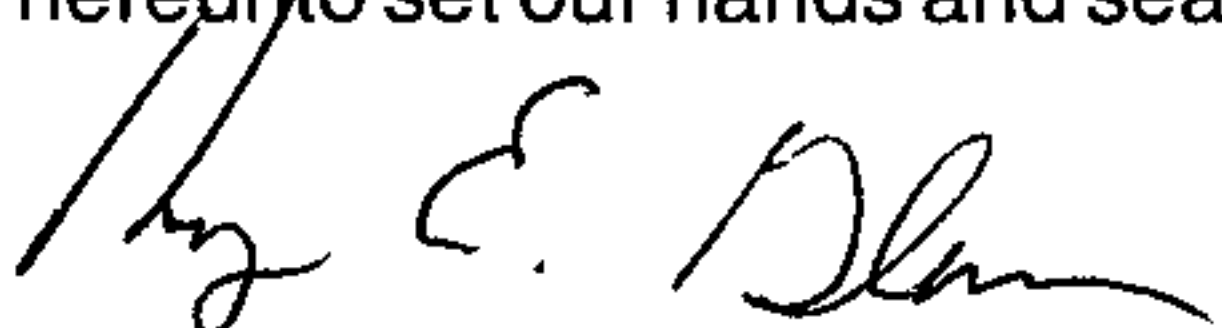
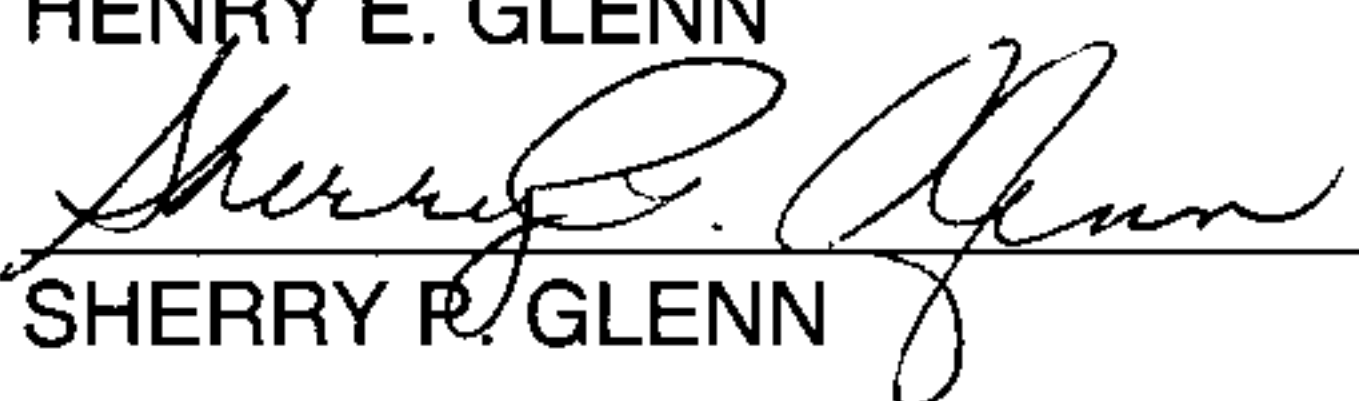
TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.


20180524000181510 1/3 \$463.00
Shelby Cnty Judge of Probate, AL
05/24/2018 12:34:24 PM FILED/CERT

Shelby County, AL 05/24/2018
State of Alabama
Deed Tax: \$442.00

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

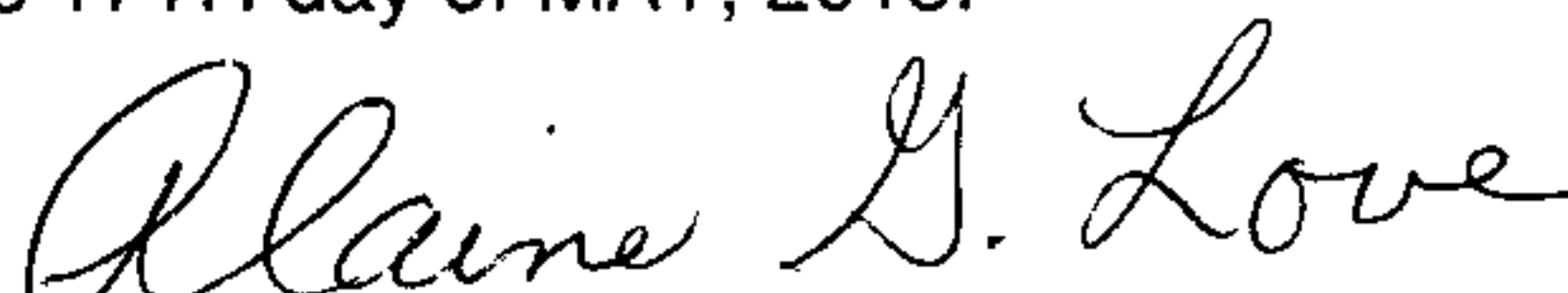
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17TH day of MAY, 2018.



HENRY E. GLENN

SHERRY R. GLENN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that HENRY E. GLENN and wife, SHERRY P. GLENN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of MAY, 2018.


NOTARY PUBLIC
My Commission Expires: 10/31/2019


20180524000181510 2/3 \$463.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
HENRY E. GLENN and wife, SHERRY P. GLENN
Mailing Address:
525 GREEN GLADE ROAD
BIRMINGHAM, ALABAMA 35244


Property Address:
525 Green Glade Road
Birmingham, AL 35244

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
TIMOTHY O'DELL and wife, SARA O'DELL
Mailing Address:
525 GREEN GLADE ROAD
BIRMINGHAM, ALABAMA 35244

Date of Sale: MAY 17TH, 2018
Total Purchase Price: \$442,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20180524000181510 3/3 \$463.00
Shelby Cnty Judge of Probate, AL
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