

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Jessica Lynn Brown

2319 Amberley Woods Trace
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

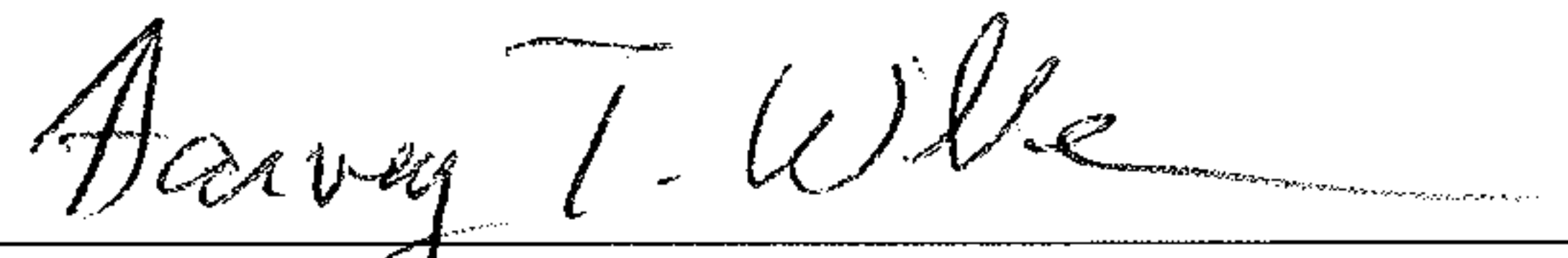
That in consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Harvey T. Williams** and wife, **Linda D. Williams**, do hereby grant, bargain, sell and convey unto **Jessica Lynn Brown** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

\$164,900 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

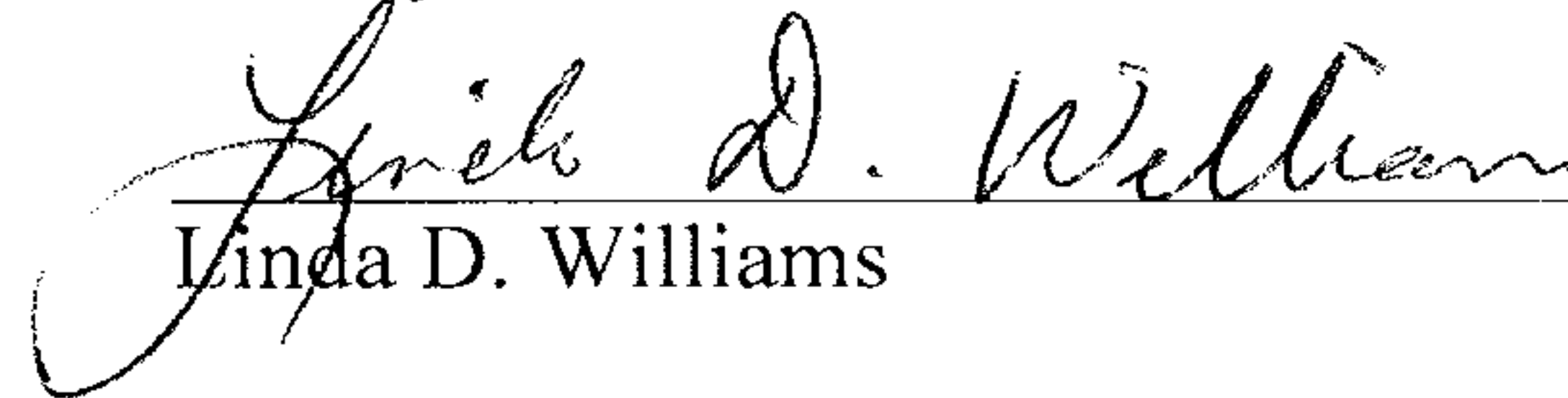
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of June, 2018.



Harvey T. Williams



Linda D. Williams

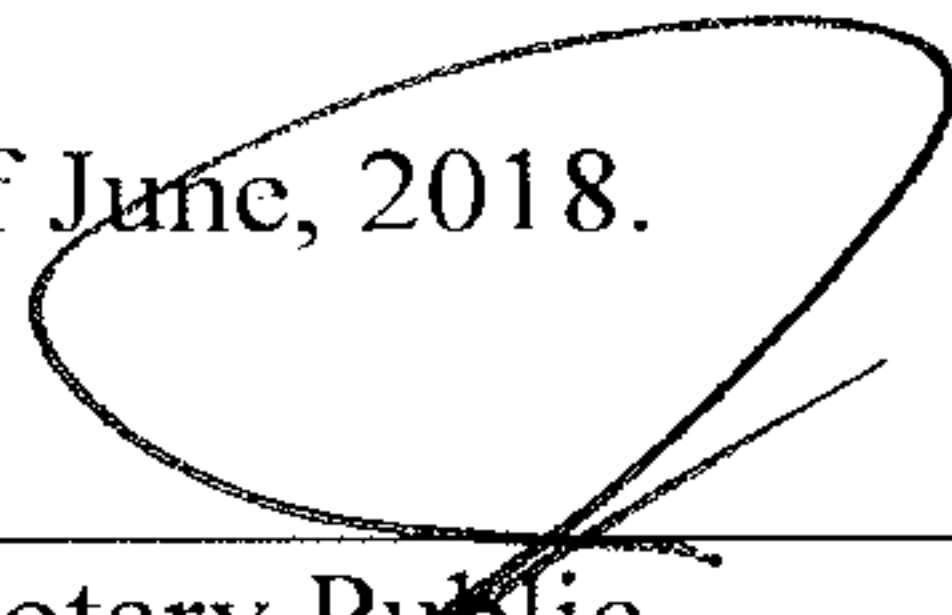
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harvey T. Williams** and wife, **Linda D. Williams**, 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 11th day of June, 2018.

My Commission Expires:



Notary Public

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

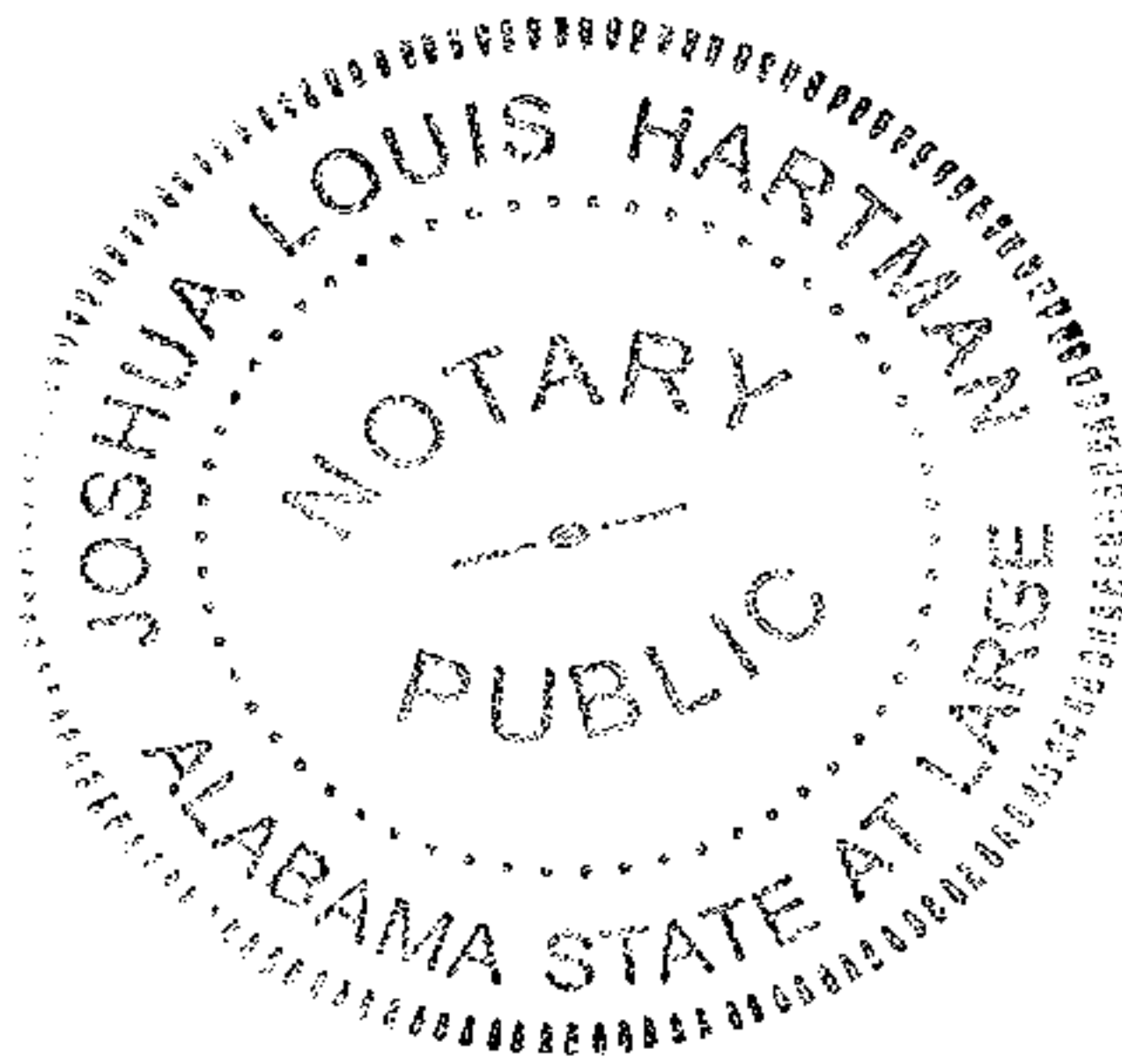


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 8, according to the survey of Amberly Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) All taxes for the year 2018 and subsequent years, but not yet due and payable; (2) Easements, notes, setback lines, rights of way, restrictions, reservations, stipulations, declarations, limitations, covenants, conditions and matters of survey as shown on the recorded map or plat of Amberly Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of way easement to Colonial Pipeline Company as recorded in Volume 223, Page 437 and Volume 267, Page 384, in the Office of the Judge of Probate of Shelby County, Alabama; (4) Right of way to Southern Natural Gas Corporation recorded in Deed Book 90, Page 29 and Deed Book 90, Page 279, in the Office of the Judge of Probate of Shelby County, Alabama; (5) 20 foot setback line along Amberly Woods Trace and a 10 foot easement along the North property line as shown on recorded map or plat of Amberly Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama; (6) Terms, provisions, covenants, conditions, restrictions easements, charges assessments and lien provided in the covenants, conditions and restrictions recorded in Instrument #1995-16236, in the Office of the Judge of Probate of Shelby County, Alabama; (7) Agreement between Tanglewood Corporation and Colonial Pipeline as recorded in Instrument #1995-30589, in the Office of the Judge of Probate of Shelby County, Alabama; (8) Easement right of way recorded in Real 150, Page 852, in the Office of the Judge of Probate of Shelby County, Alabama; (9) Easement to City of Helena as recorded in Real 258, Page 712, in the Office of the Judge of Probate of Shelby County, Alabama; (10) Easements and Restrictive Covenants to Alabama Power Company as recorded in Instrument #1997-19420, in the Office of the Judge of Probate of Shelby County, Alabama.

Grantors make no warranties as to title to any minerals and or mining rights or other rights, privileges and immunities relating thereto.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harvey T. Williams
Linda D. Williams
Mailing Address 2319 Amberley Woods Trace
Helena, AL 35080
Grantee's Name Jessica Lynn Brown
Mailing Address 2319 Amberley Woods Trace
Helena, AL 35080
Property Address 2319 Amberley Woods Trace
Helena, AL 35080
Date of Sale June 11, 2018
Total Purchase Price \$170,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/11/2018 01:52:54 PM
S26.50 CHERRY
20180611000205840

Handwritten signature

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total Purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date June 11, 2018

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one