

Send tax notice to:
David M. Brown and Shelley A. Brown
3614 Timber Oak Cir.
Helena, AL 35022
HOV1800197

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180611000206060
06/11/2018 02:19:52 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Michael Malone and Crystal K. Malone, husband and wife**, whose mailing address is 41721 AR 27, Leslie, AR 72645 (hereinafter referred to as "Grantors"), by **David M. Brown and Shelley A. Brown** (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 523, according to the Final Plat Timberlake, Sector 5, as recorded in Map Book 36, Page 11, 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.

\$240,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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 Michael Malone and Crystal K. Malone have hereunto set their signatures and seals on June 7, 2018.

Michael Malone

Michael Malone

*Crystal K Malone by
her attorney in fact*

Michael Malone

Crystal K. Malone

by her attorney in fact, Michael
Malone

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Malone, 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.

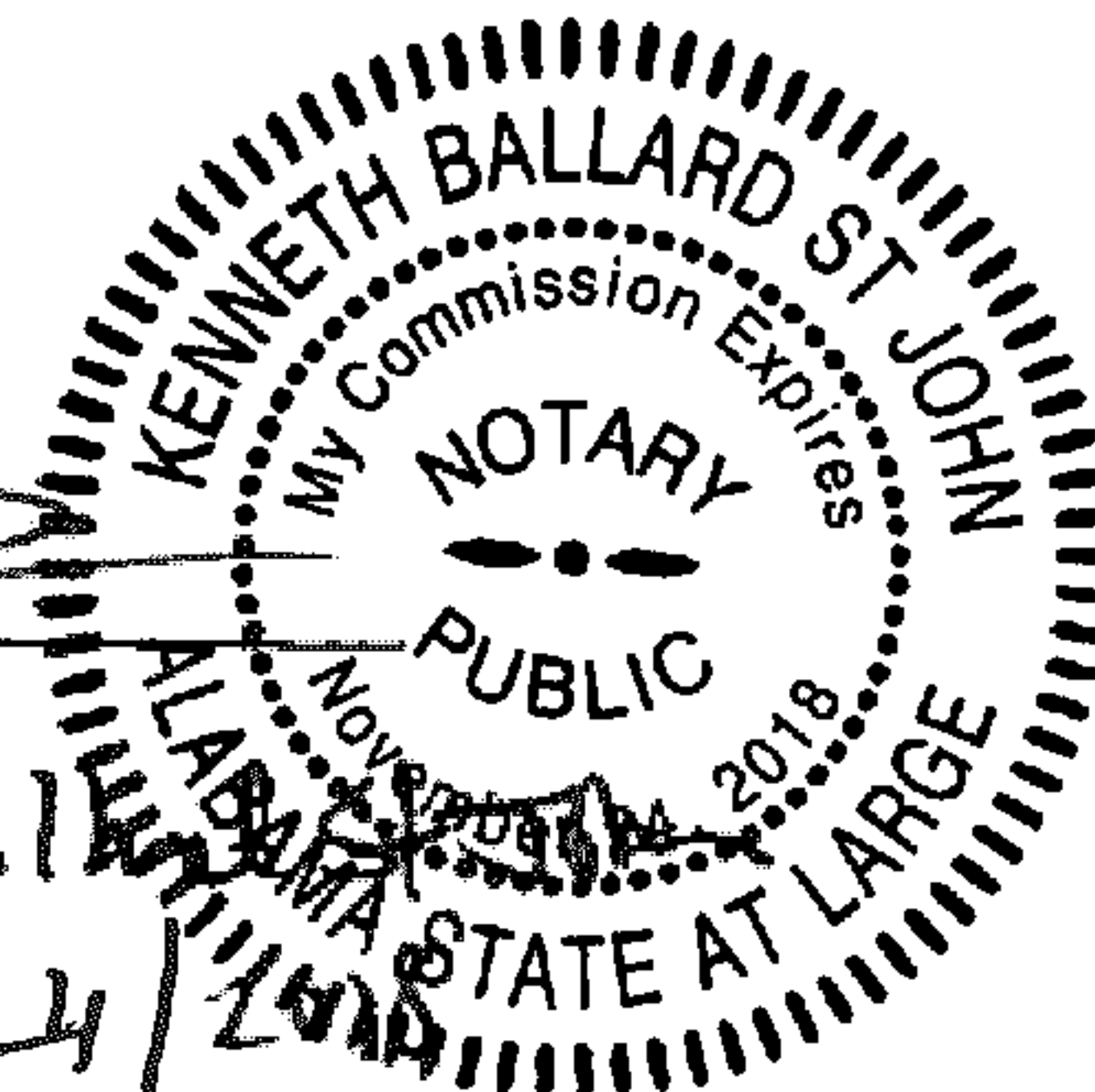
Given under my hand and official seal this the 7th day of June, 2018.

[Signature]

Notary Public

Print Name: *Kenneth Ballard St John*

Commission Expires: *11/24/2018*



ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Malone, whose name as Attorney in Fact for Crystal K. Malone, 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 this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

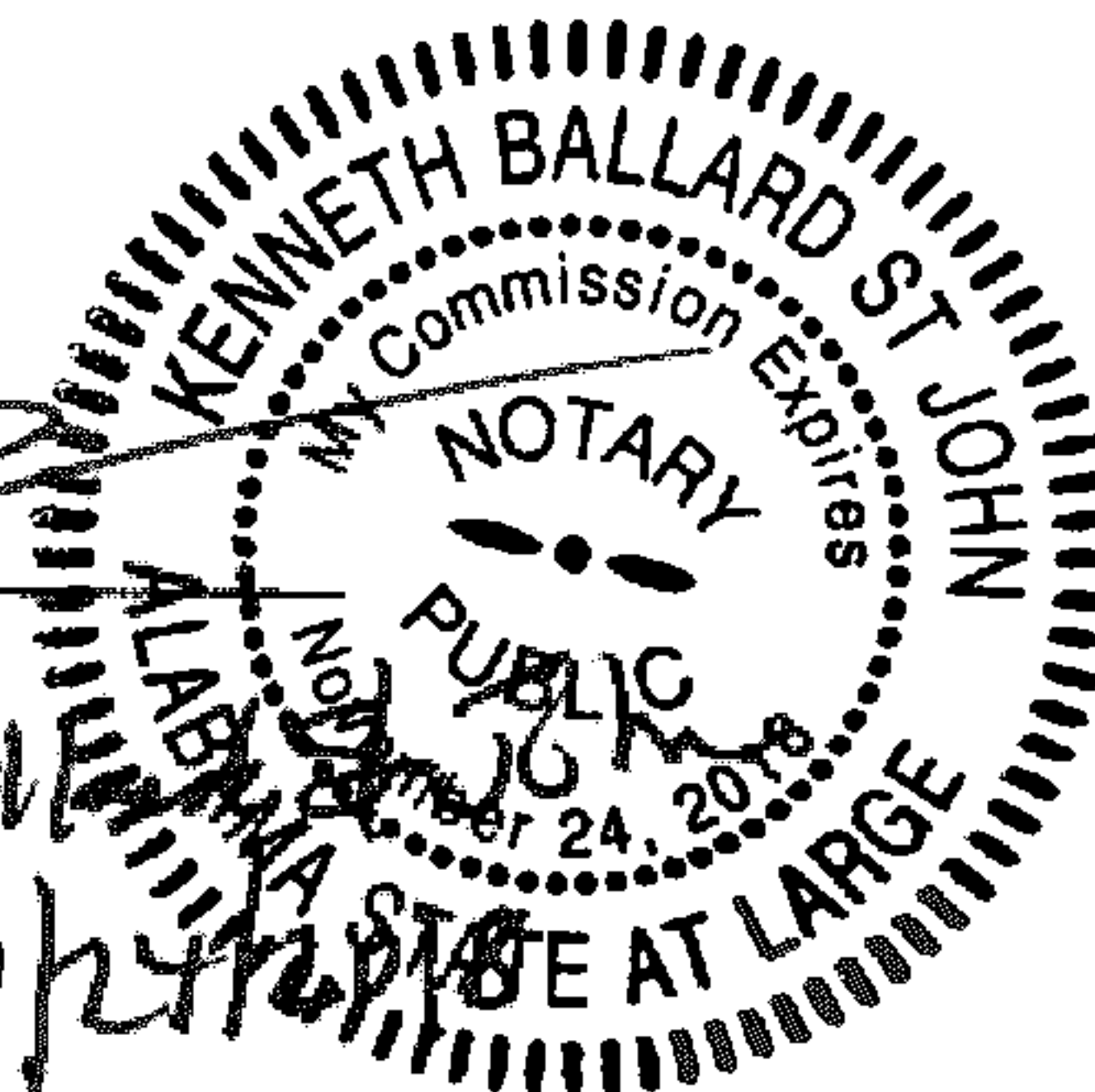
Given under my hand and official seal this 7th day of June, 2018.

[Signature]

Notary Public

Print Name: *Kenneth Ballard St John*

My Commission Expires: *11/24/2018*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/11/2018 02:19:52 PM
\$168.00 CHERRY
20180611000206060

[Signature]