

20180621000221020  
06/21/2018 01:03:51 PM  
DEEDS 1/4

This instrument prepared by and  
after recording, send copy to:  
Haskins Jones, LLC  
Haskins W. Jones  
2805 2<sup>nd</sup> Avenue South, Suite 200  
Birmingham, AL 35233

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** is executed and delivered this 20<sup>th</sup> day of June, 2018, by **ROBERT EUGENE OWENS**, a/k/a Robert E. Owens, **LARRY W. OWENS**, a/k/a Larry Wayne Owens and **KATHLEEN O. HANDLEY**, a/k/a Linda Kathleen Handley, being all of the children and heirs of **KATHLEEN B. PERKINS**, deceased, having died on April 18, 2018 (collectively, the “**Grantor**”), to **SWS-TX REALTY, INC.**, a Texas corporation (herein referred to as “**Grantee**”).

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor’s right, title and interest in and to the following real estate situated in Shelby County, Alabama (the “**Property**”):

Lot No.1, in Block 3, and the S 1/2 of Lot No. 2, in Block 3, according to Nickerson & Scott Survey of part of the E 1/2 of the SE 1/4 of Section 35, and a part of the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Records of Shelby County, Alabama, that abuts Lot 1, in Block 3, and the S 1/2 of Lot 2 in Block 3 of said Nickerson & Scott Survey.

**Subject to:**

1. Taxes or assessments for **2018** and subsequent years and not yet due and payable

1. Taxes or assessments for **2018** and subsequent years and not yet due and payable.
2. Rights of tenants, as tenants only, under outstanding unrecorded leases.
3. Reservations and Easements recorded in Deed Book 117, page 249, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever.

And Grantor does, for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor and Grantor's successors and assigns shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (except as noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Robert E. Owens,  
3492 Bearden Lane  
Helena, Alabama 35080

Kathleen O. Handley  
3498 Bearden Lane  
Helena, Alabama 35080

Larry W. Owens  
3500 Bearden Lane  
Helena, Alabama 35080

Grantee's Name and Mailing Address:

SWS-TX Realty, Inc.  
2001 Park Place  
Ste 320  
Birmingham, AL 35203

Property Address:

119 5<sup>th</sup> Avenue North East, Alabaster,  
Alabama

Parcel ID:

13-7-35-4-001-008.000

Purchase Price:

\$185,000.00

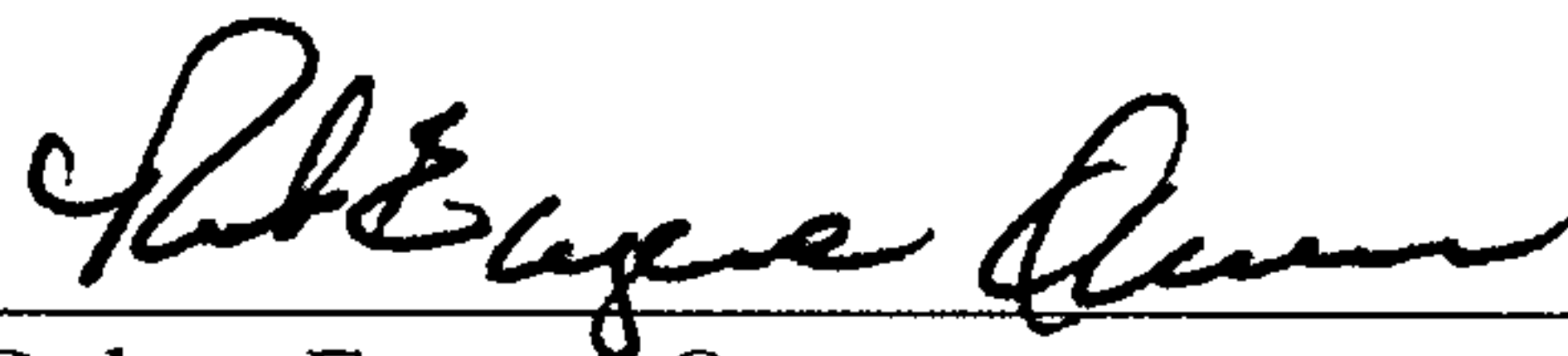
The Purchase Price can be verified by the Closing Statement.

*[Signature page to follow]*

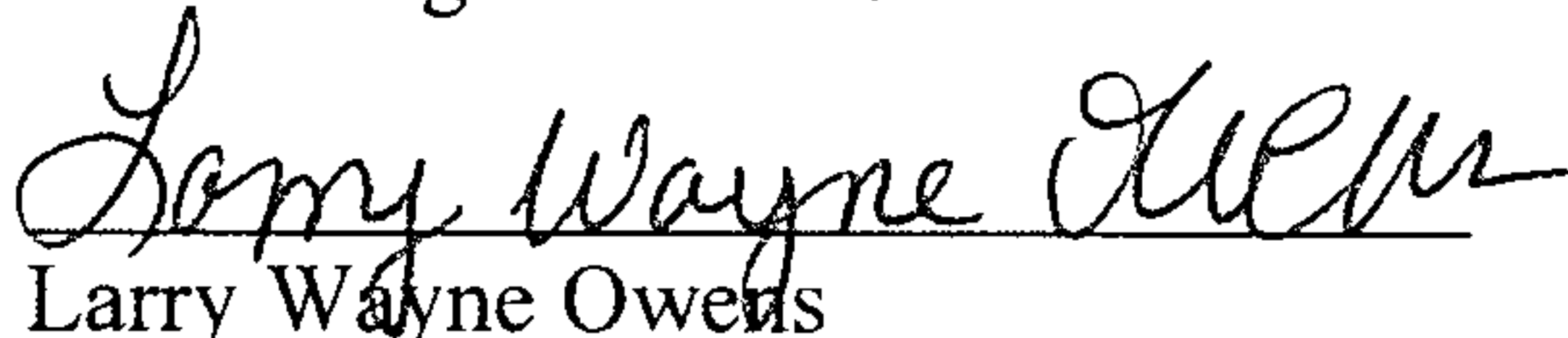
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed  
on this the 20<sup>th</sup> day of June, 2018

THE CHILDREN AND HEIRS OF  
KATHLEEN B. PERKINS, deceased,  
having died on April 18, 2018



Robert Eugene Owens



Larry Wayne Owens



Kathleen Owens Handley

I, the undersigned, a Notary Public, hereby certify that **ROBERT EUGENE OWENS** whose name as child and heir of **KATHLEEN B. PERKINS**, deceased, having died on April 18, 2018, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19<sup>th</sup> day of June, 2018.



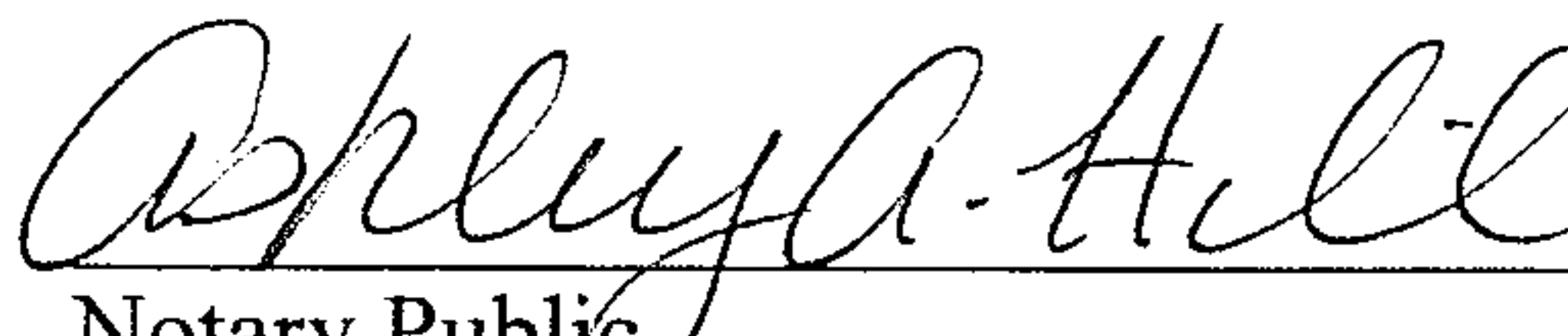
Notary Public

My Commission Expires:

Expires: Ashley A Hill  
Notary Public, Alabama State at Large  
My Commission Expires November 20, 2019

I, the undersigned, a Notary Public, hereby certify that **LARRY WAYNE OWENS** whose name as child and heir of **KATHLEEN B. PERKINS**, deceased, having died on April 18, 2018, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19<sup>th</sup> day of June, 2018.



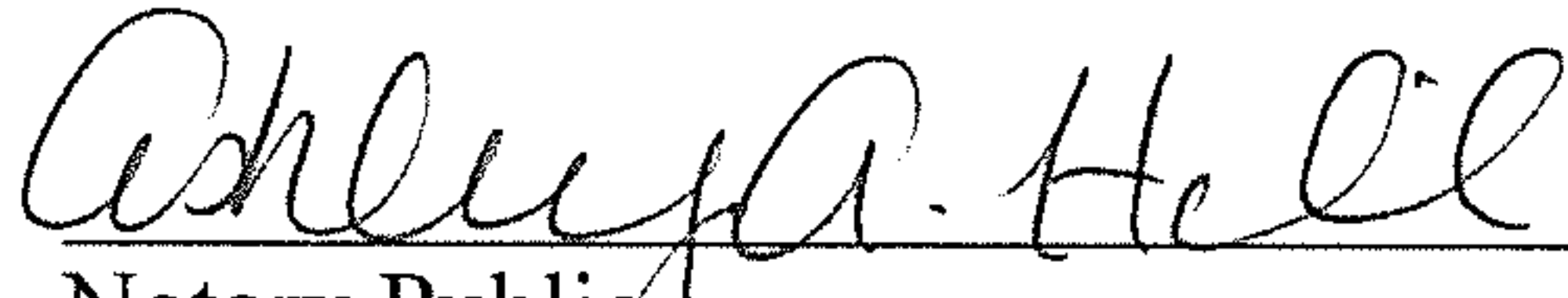
Notary Public

My Commission Expires:

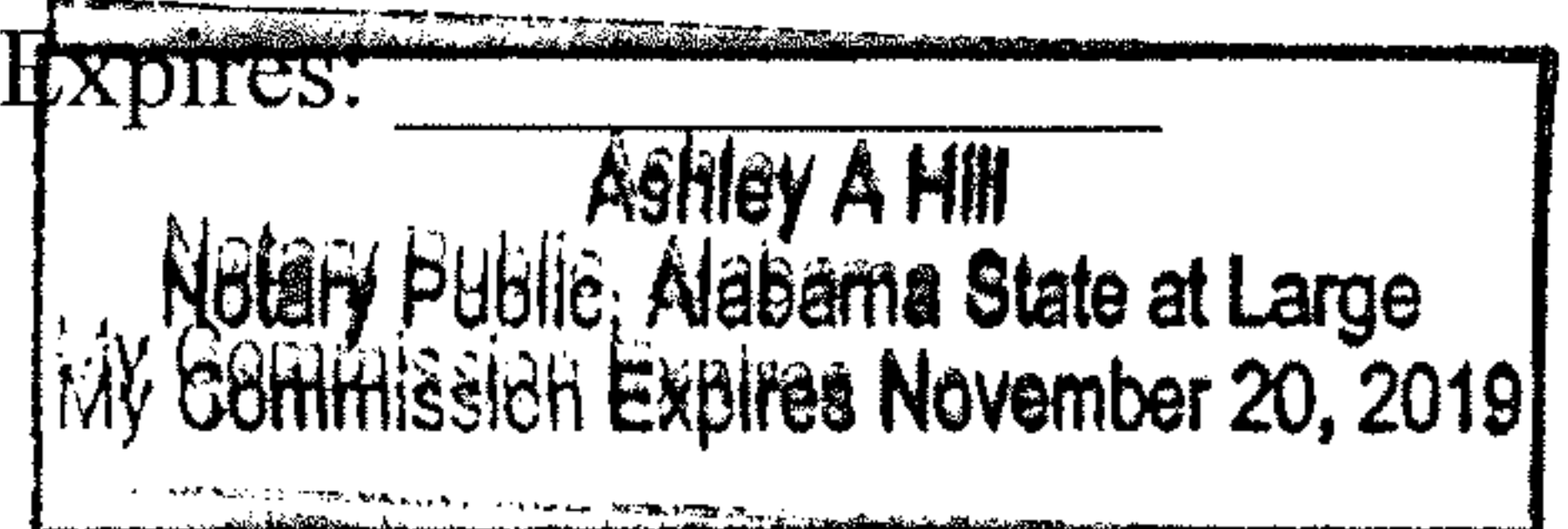
Ashley A Hill  
Notary Public, Alabama State at Large  
My Commission Expires November 20, 2019

I, the undersigned, a Notary Public, hereby certify that **KATHLEEN OWENS HANDLEY** whose name as child and heir of **KATHLEEN B. PERKINS**, deceased, having died on April 18, 2018,, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19<sup>th</sup> day of June, 2018.

  
Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/21/2018 01:03:51 PM  
\$209.00 CHERRY  
20180621000221020

