

20180627000229760
06/27/2018 03:09:19 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Mary C. Hayward
6 The Oaks Circle
Hoover, AL 35244
(which is also the property address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Seven Thousand Five Hundred and No/100 ---
----- (\$267,500.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we, Herbert M. Blatter and Karen Blatter, Husband and Wife
(whose address is: 3850 Galleria Woods Dr. #17, Hoover, AL 35244
(hereinafter referred to as grantors) do grant, bargain, sell and convey unto

Mary C. Hayward

(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby county, Alabama, to wit:

Lot 6, together with an undivided interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 27th day of June, 2018.

Herbert M. Blatter 54
Karen Blatter (Seal)
Herbert M. Blatter, by
Karen Blatter, his Attorney-in-Fact

Karen Blatter (Seal)
Karen Blatter

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Blatter whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A.D., 2018.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public

STATE OF ALABAMA)

Representative Acknowledgment

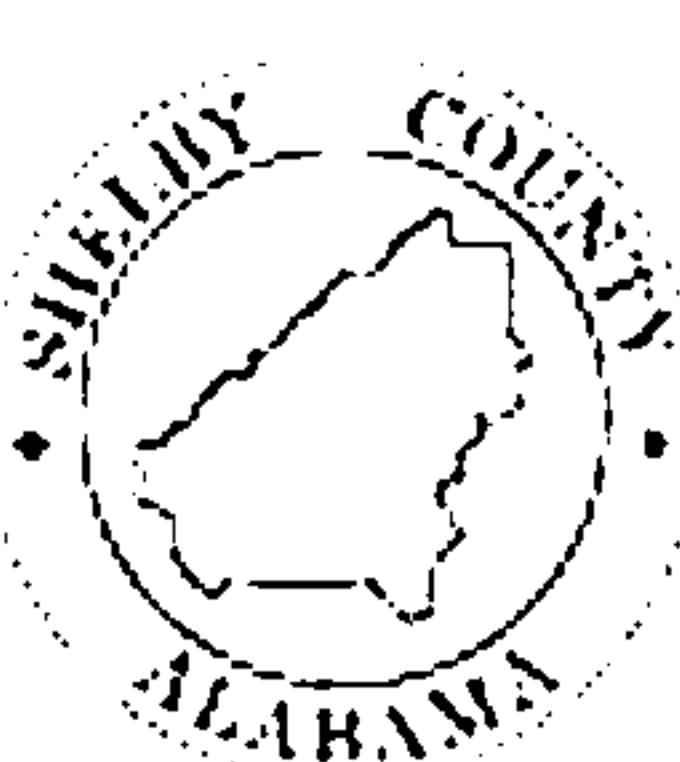
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Blatter whose name(s) as Attorney-in-Fact for/of Herbert M. Blatter, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2018.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2018 03:09:19 PM
\$282.50 CHERRY
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Justus