

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)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

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 by
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
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
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
20180627000229760

[Signature]