

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred fifty thousand and no/100 Dollars (\$350,000.00) being the contract price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Charlene Van Hoy, a single person (**Grantor**) whose address is 1013 Highland Lakes Trace, Birmingham, AL 35242 does grant, bargain, sell and convey unto WILLIE, LLC, an Alabama limited liability company (**Grantee**) whose address is , the following described real estate situated in Shelby County, Alabama to-wit:

LOT 11-A, ACCORDING TO A RESURVEY OF LOTS 11 and 12, CAHABA VALLEY OFFICE PARK, AS RECORDED IN MAP BOOK 220, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2228 Cahaba Valley Drive, Hoover, AL 35242

Subject to:

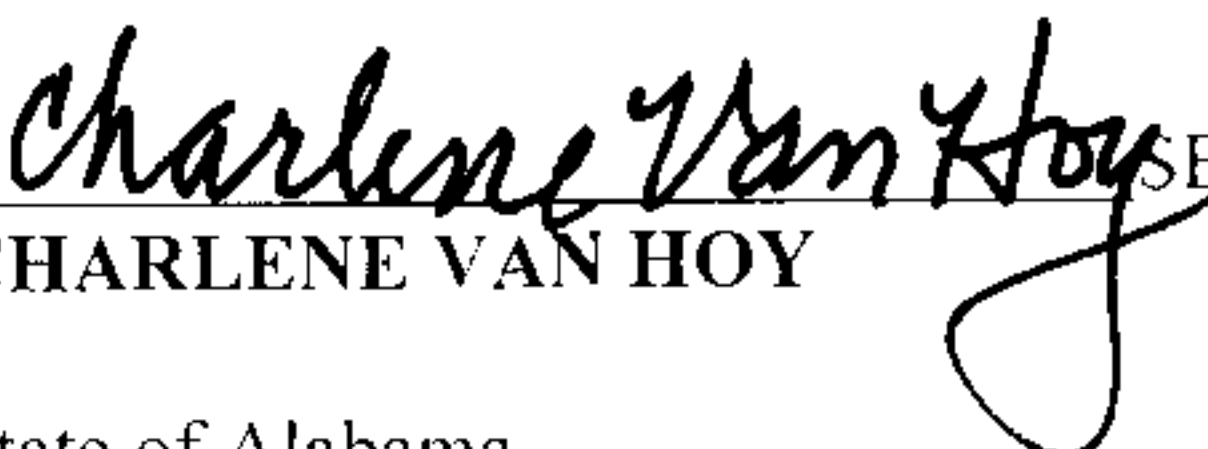
- Ad valorem taxes due October 1, 2018.
- Mineral and mining rights not owned by Grantor.
- Matters as revealed by a current survey
- Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 109, Page 498; Book 126, Page 179; Book 127, Page 336; Book 134, Page 549; and Book 120, Page 533.
- Right of Way granted to South Central Bell as recorded in Book 306, Page 240.
- Covenants and restrictions as set out in Real 114, Page 865.
- Restrictions as set out in Plat Book 20, Page 101.

\$297,500.00 of the consideration was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said **Grantee** his heirs, successors and assigns forever

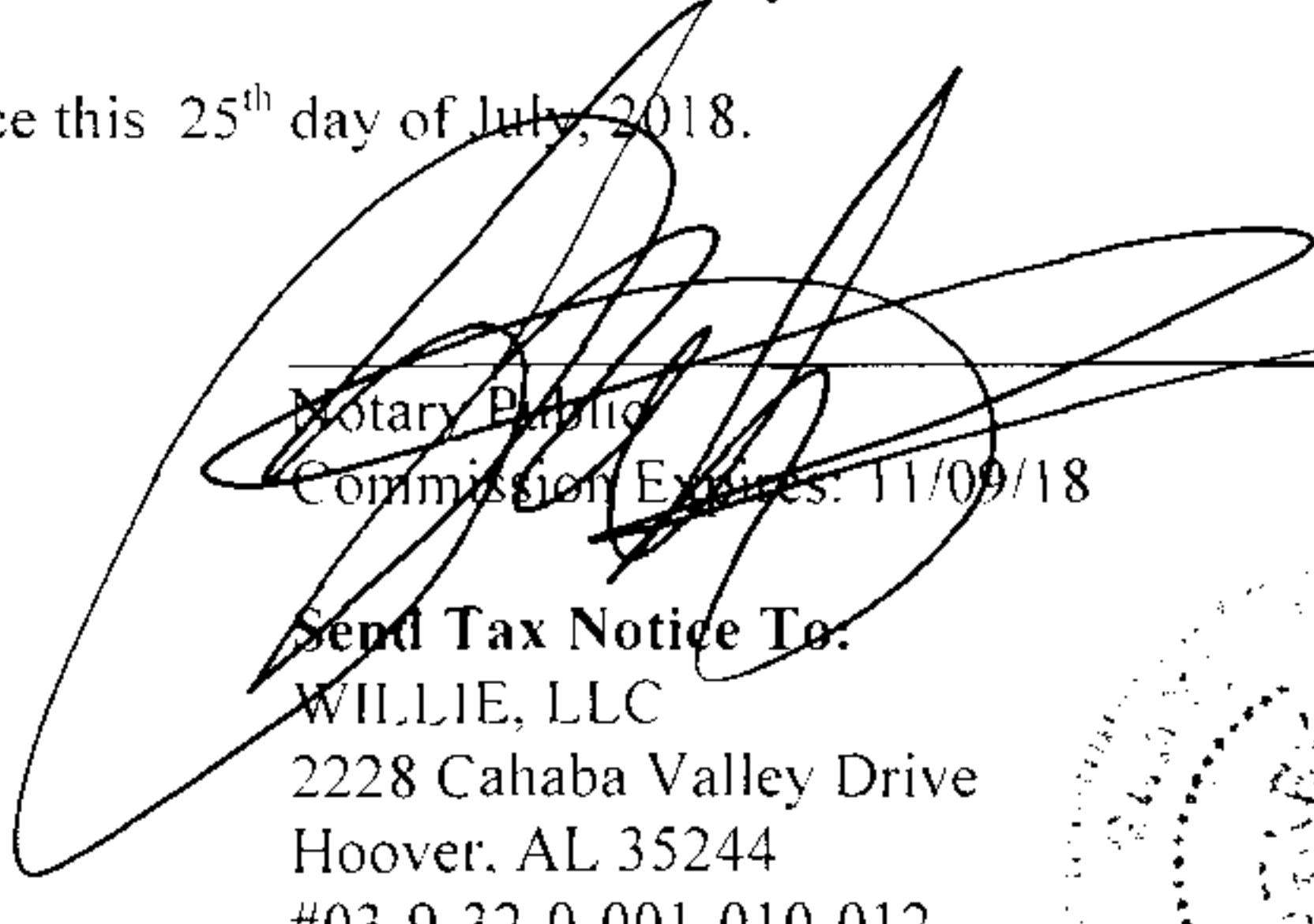
And said **Grantor** does for herself, her heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 25th day of July, 2018.


 **SEAL**
CHARLENE VAN HOY

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Charlene Van Hoy whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this 25th day of July, 2018.


Notary Public
Commission Expires: 11/09/18
Send Tax Notice To:
WILLIE, LLC
2228 Cahaba Valley Drive
Hoover, AL 35244
#03-9-32-0-001-010-012

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway
Suite 338
Birmingham, Al 35209
205 879 3400
File 218052


20180730000269610 1/1 \$67.50
Shelby Cnty Judge of Probate, AL
07/30/2018 09:43:16 AM FILED/CERT



Shelby County, AL 07/30/2018
State of Alabama
Deed Tax: \$52.50