

This instrument prepared by:
Robert McNearney III
2870 Old Rocky Ridge Rd.
Suite 160
Birmingham, AL 35243

SEND TAX NOTICE TO:
Roy Richard Browder, Jr.
& Mary Eveline Browder,
Trustees
Browder Living Trust
2449 Oneal Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Sixty Seven Thousand Five Hundred Dollars and No Cents (\$467,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Rochester Butler Walker and Maeci Martin Walker**, a married couple, whose address is:

546 Broadway St., Homewood, AL 35209

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Roy Richard Browder, Jr. and Mary Eveline Browder, as Trustees of the Browder Living Trust**, dated January 23, 2014, whose address is:

2624 Buckboard Rd., Birmingham, AL 35244

(hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

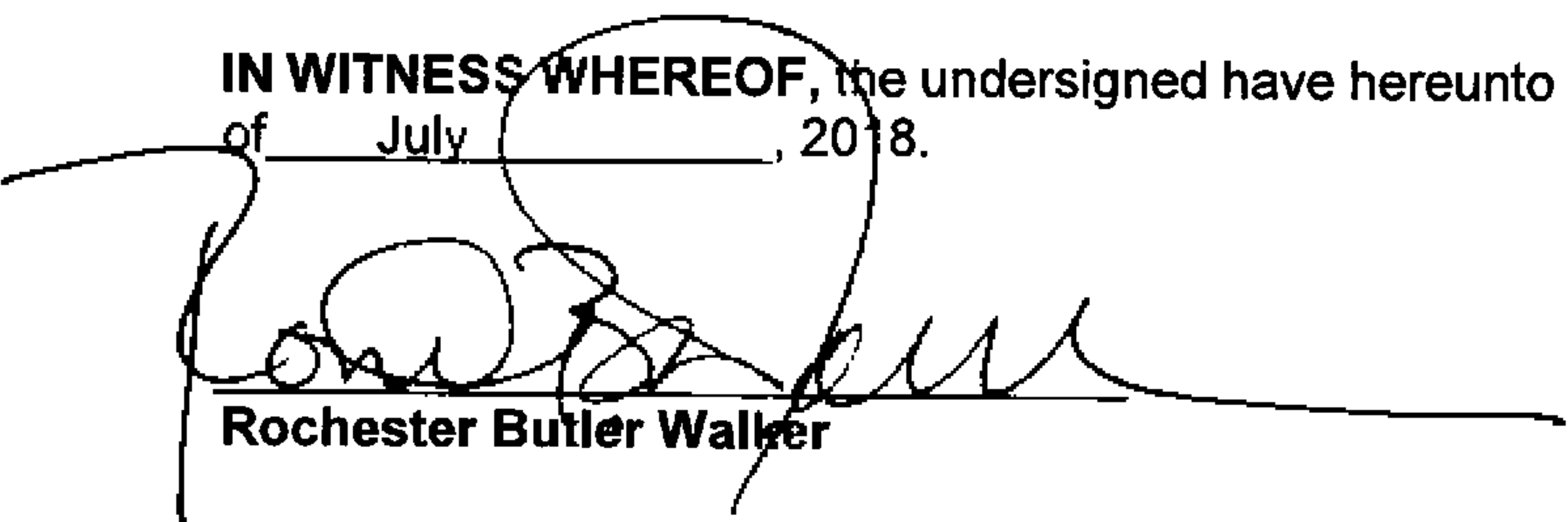
Lot 75, according to the Survey of Kirkman Preserve, Phase 3, as recorded in Map book 44, Page 58 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$280,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st day of July, 2018.

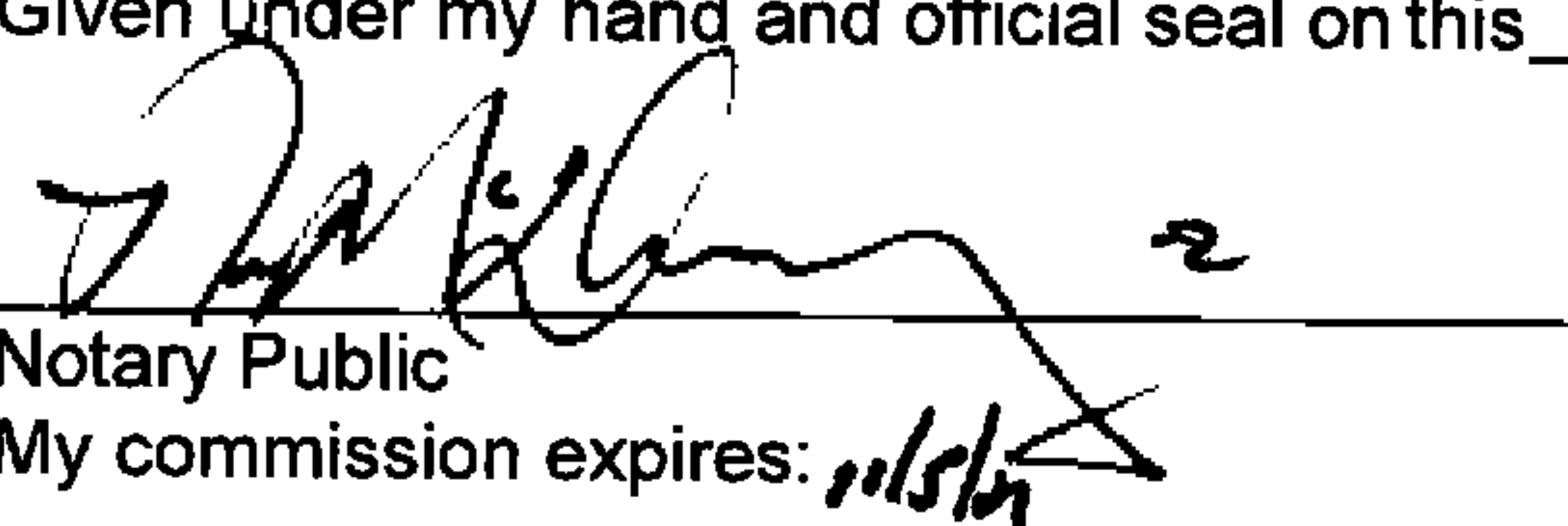

Rochester Butler Walker


Maeci Martin Walker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Rochester Butler Walker and Maeci Martin Walker**, 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 on this 31st day of July, 2018.


Notary Public

My commission expires: 11/05/21

ROBERT O MCNEARNEY III
Notary Public, Alabama State At Large
My Commission Expires
November 05, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 10:20:25 AM
\$202.00 CHARITY
20180802000275120

