

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Robert E. Owens
3492 Bearden Lane
Helena, AL 35080

20180807000280020
08/07/2018 08:18:50 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$121,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Janice Paige Bartleson, Personal Representative of The Estate of Dolores K. Martin, deceased, Probate Case No. PR-2018-000408 (the "Grantor", whether one or more), whose mailing address is 17824 Meadows Rd, Athens, AL 35613, do hereby grant, bargain, sell, and convey unto Robert E. Owens (the "Grantee", whether one or more), whose mailing address is 3492 Bearden Lane, Helena, AL 35080, the following-described real estate situated in Shelby County, Alabama, the address of which is 1011 Wyndham Lane, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

IN WITNESS WHEREOF, Janice Paige Bartleson, Personal Representative of The Estate of Dolores K. Martin, deceased, Probate Case No. PR-2018-000408, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of July, 2018.

The Estate of Dolores K. Martin, deceased, Probate Case No. PR-2018-000408

BY: Janice Paige Bartleson
Janice Paige Bartleson
Personal Representative

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Janice Paige Bartleson whose name as Personal Representative of the Estate of Dolores K, Martin is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of July, 2018.

Notary Public

Commission Expires: 10/31/2020

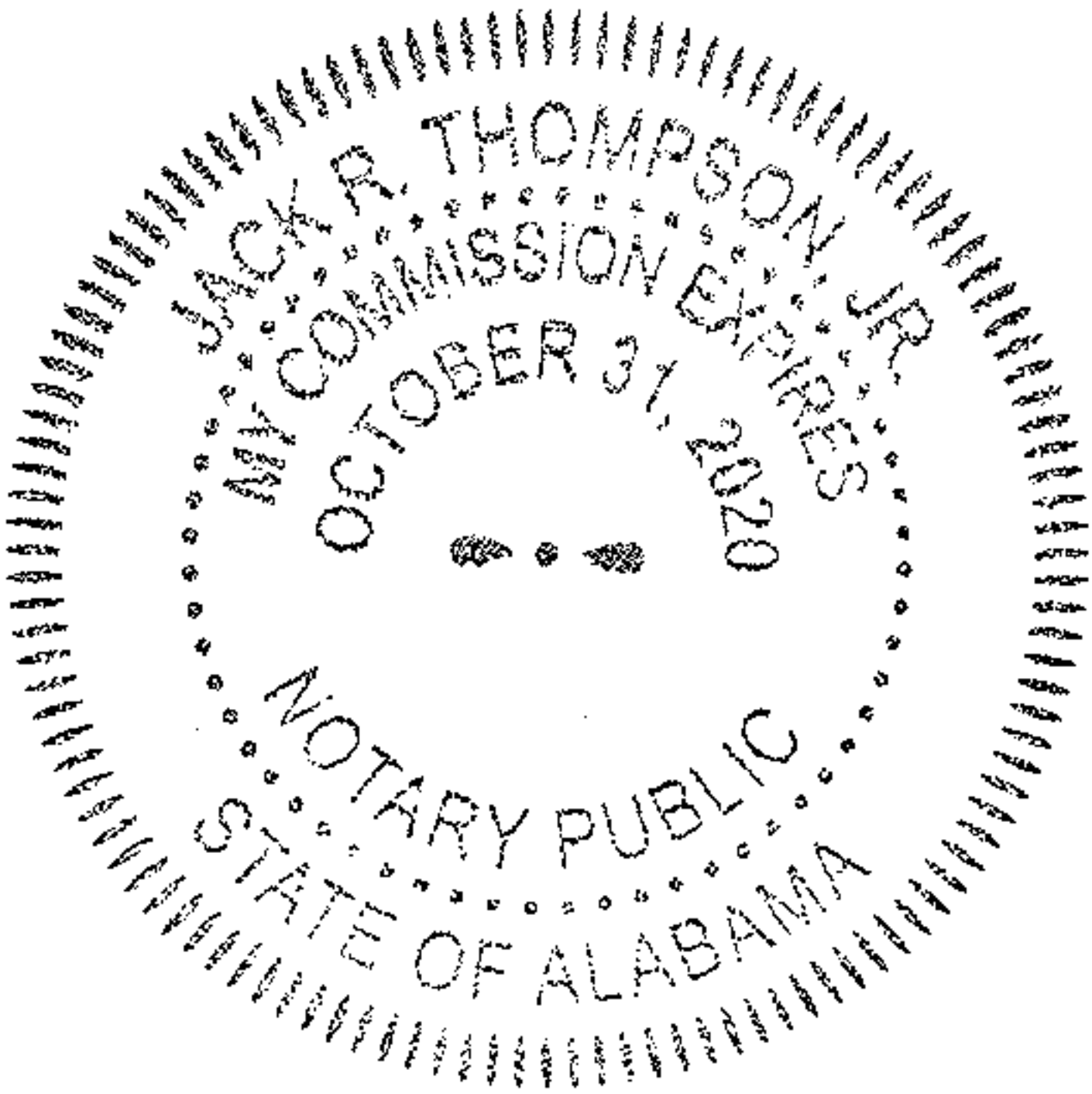
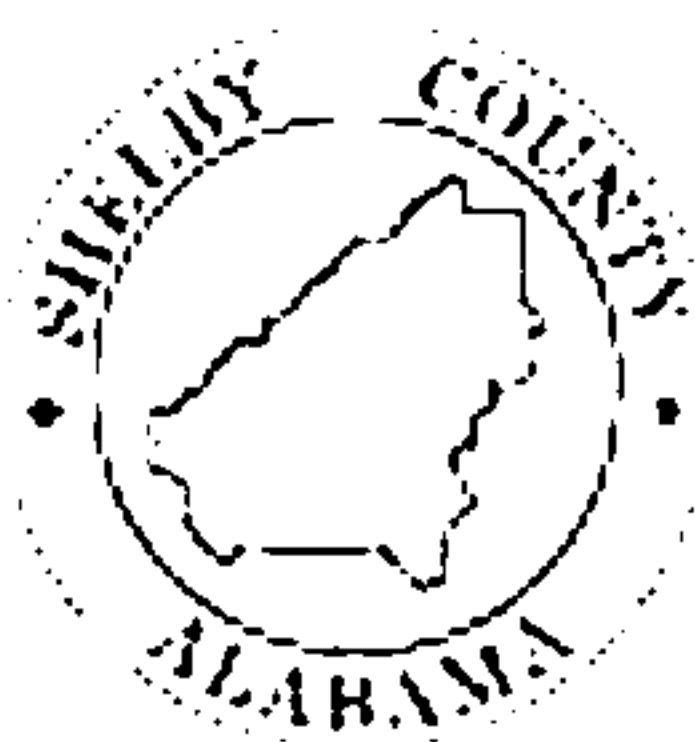


EXHIBIT "A"
Legal Description

Lot 61, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, page 93, in the Probate Office of Shelby County, Alabama.

20180807000280020 08/07/2018 08:18:50 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 08:18:50 AM
\$139.00 CHERRY
20180807000280020

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.