

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:  
Julee Foster Rodgers  
5027 Indian Valley Road  
Birmingham, AL 35244

20180926000342410  
09/26/2018 08:06:48 AM  
DEEDS 1/2

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)  
) KNOW ALL MEN BY THESE PRESENTS  
)

That, in consideration of \$185,000.00, 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, Amy Greene Aughtman f/k/a Amy B. Greene and James Aughtman, a married couple (the "Grantor", whether one or more), whose mailing address is 2423 Indian Lake Drive, Birmingham, AL 35244, do hereby grant, bargain, sell, and convey unto Julee Foster Rodgers (the "Grantee", whether one or more), whose mailing address is 5027 Indian Valley Road, Birmingham, AL 35244, the following-described real estate situated in Shelby County, Alabama, the address of which is 5027 Indian Valley Road, Birmingham, AL 35244; to-wit:

### SEE ATTACHED EXHIBIT "A"

Subject to:

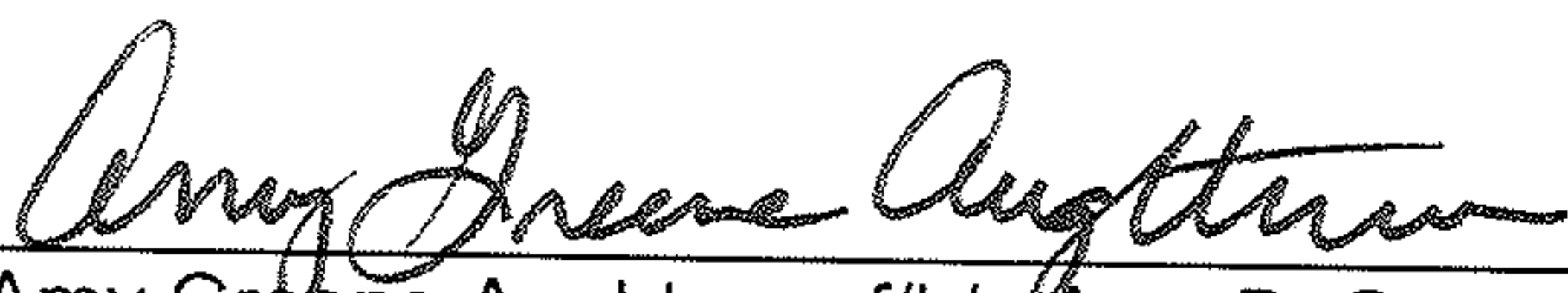

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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.

Note: \$181,649.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Amy Greene Aughtman f/k/a Amy B. Greene and James Aughtman, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 24th day of September, 2018.

  
Amy Greene Aughtman f/k/a Amy B. Greene  
  
James Aughtman

State of Alabama

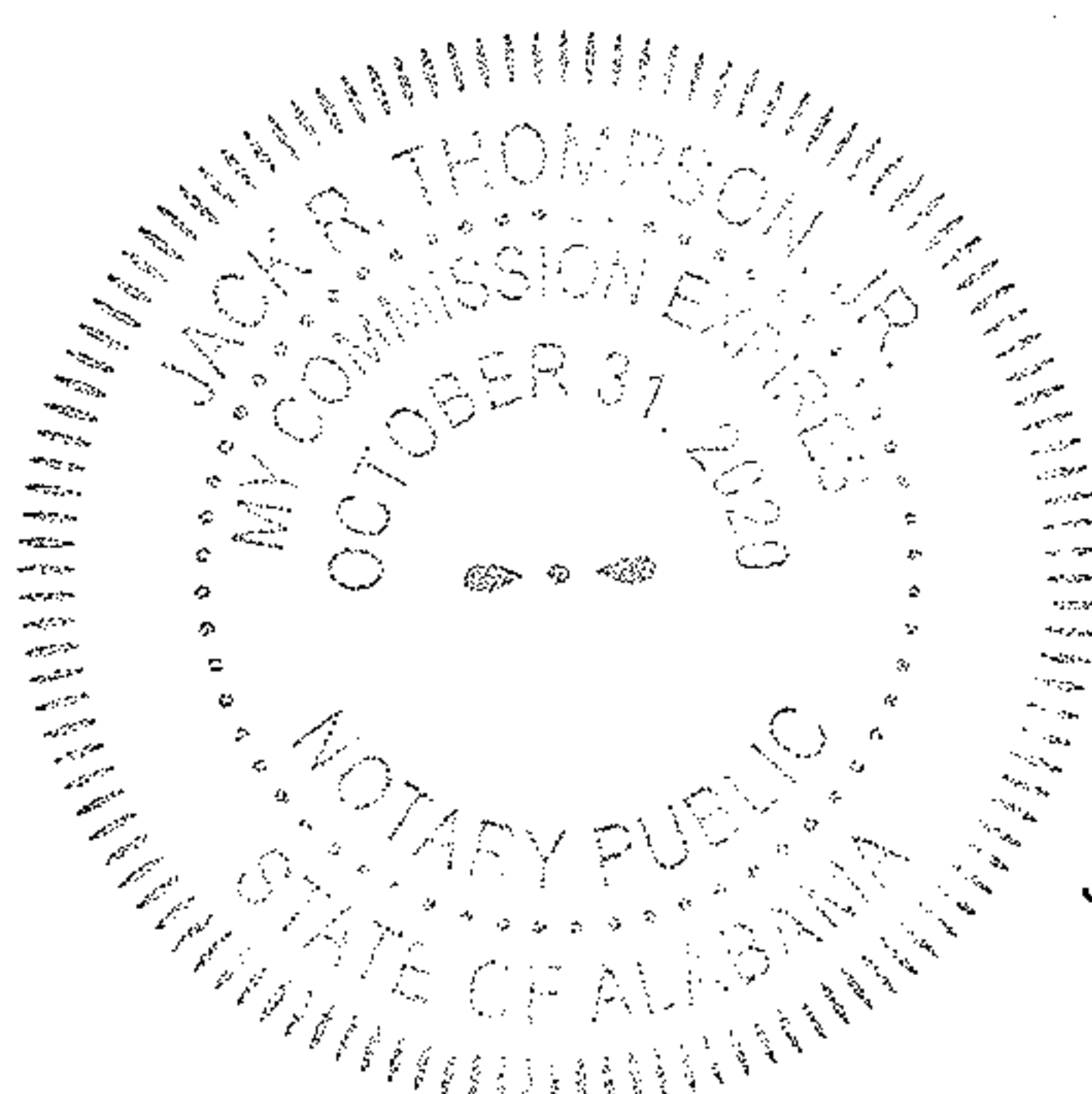
County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Amy Greene Aughtman f/k/a Amy B. Greene and James Aughtman, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 24th of September, 2018.

  
Notary Public

Commission Expires: 10/31/2020



J18-5147

**EXHIBIT "A"**  
**Legal Description**

Lot 14, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

**20180926000342410 09/26/2018 08:06:48 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/26/2018 08:06:48 AM  
\$21.50 CHERRY  
20180926000342410

*Allen S. Bayl*