

Send tax notice to:
NOEL P WORKMAN, JR.
6294 HWY 17
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2018552

SHELBY COUNTY

20181002000351820
10/02/2018 01:04:14 PM
DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, **BRETT GERALD WINFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA L WINFORD, PROBATE CASE NO. 2018-000286**, whose mailing address is: 422 Oxford Way, Pelham, AL 35124 (hereinafter referred to as Grantor) in hand paid by **NOEL P WORKMAN, JR. and LESLIE DENISE WORKMAN**, whose property address is: 6294 HIGHWAY 17, HELENA, AL 35080 (hereinafter referred to as Grantees), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel One:

Commence at the Northwest corner of the SW ¼ of the NE ¼ of Section 33, Township 20 South, Range 3 West, Helena, Shelby County, Alabama and run thence Easterly along the North line of the said SW ¼ of the NE ¼ and the SE ¼ of the NE ¼ of said Section 33 a distance of 1,687.18' to a point on the West right of way line of Shelby County Highway No. 17; Thence turn 100°57'45" right and run South-Southwesterly along said right of way line 114.05' to a point; Thence turn 1° 16' 55" right and run South-Southwesterly along the chord of a highway curve a chord distance of 114.05' to a steel pin corner and the point of beginning of the property being described; Thence turn 1° 12' 16" right and run South-Southwesterly along the chord of a highway curve a chord distance of 100.00' to a steel pin corner; Thence turn 85° 58' 57" right from chord and run Westerly 319.05' to a steel pin corner of the east edge of the Lake; Thence turn 92° 50' 57" right and run Northerly along the edge of the Lake 100.45' to a steel pin corner; Thence turn 76° 08' 54" right and run Easterly 302.68' to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated April 11, 1996, Alabama PLS #904.

Parcel Two:

An additional strip of land 15 feet wide lying adjacent to and West of the West boundary of the above described property and East of the high water mark of the lake, it being intended to convey an additional strip as to said parcel Two which is 15 feet in width lying East of the high water mark of the lake and the Western boundary of the above described property.

BILLY G. WINFORD DIED ON OR ABOUT THE 17TH DAY OF JANUARY 2018.

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2017 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2018.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.
4. Restrictions appearing of record in Inst. No. 1997-22631.
5. Riparian rights associated with the Lake under applicable State and/or Federal law.
6. Less and except any part of subject property lying within any Lake right-of-way.

\$243,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, BRETT GERALD WINFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA L WINFORD, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 28th day of September, 2018.

ESTATE OF SANDRA L WINFORD


 BY: BRETT GERALD WINFORD
 AS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRETT GERALD WINFORD, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF SANDRA L WINFORD, 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 the said instrument, he, in his capacity as said PERSONAL REPRESENTATIVE of the ESTATE OF SANDRA L WINFORD, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 28th day of September, 2018.



 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2018 01:04:14 PM
 \$45.00 CHERRY
 20181002000351820

Allen S. Boyd