

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Venture South, LLC
1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242
Property Address: 35 Helms Drive
Chelsea, AL 35043

WARRANTY DEED

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

That in consideration of One Hundred Eight Thousand Eight Hundred Seventy-Five and No/100 ---
----- (\$108,875.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Dwane H. Merrill and Brenda J. Merrill, Husband and Wife
(whose address is: 133 LAKELAND R. dge, Chelsea, AL 35043)

(hereinafter referred to as grantor) do grant, bargain, sell and convey unto
Venture South, LLC
(whose address is: 1401 Doug Baker Blvd., Suite 107-206, Bham AL 35242)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 6, Chelsea Estates, First Addition, as recorded in
Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama.
Subject to: current taxes, easements, restrictions, and rights-of-way of record.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this
15th day of October, 2018.

Dwane H. Merrill (Seal) Brenda J. Merrill (Seal)
Dwane H. Merrill Brenda J. Merrill
_____(Seal) _____(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Dwane H. Merrill and Brenda J. Merrill,
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 this 15th day of October, 2018.
My Commission Expires: 4/21/20
William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2018 03:02:34 PM
\$124.00 CHERRY
20181016000366710

Allen S. Bayl