

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

20181019000372370
10/19/2018 12:47:54 PM
DEEDS 1/2
Send Tax Notice To:
Vann T. Carter
210 Crestview
Montevallo, AL 35115

WARRANTY DEED

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

That, in consideration of \$290,000.00, 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, Eleanor L. Brown, a widower by Mary Ellen L. Garrett as Attorney-in-Fact (the "Grantor", whether one or more), whose mailing address is P.O. Box 1015, Decatur, AL 35602, do hereby grant, bargain, sell, and convey unto Vann T. Carter (the "Grantee", whether one or more), whose mailing address is 210 Crestview, Montevallo, AL 35115, the following-described real estate situated in Shelby County, Alabama, the address of which is 210 Crestview, Montevallo, AL 35115; 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: \$246,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Eleanor L. Brown, a widower by Mary Ellen L. Garrett as Attorney-in-Fact , has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of October, 2018.

Eleanor L. Brown by Mary Ellen L. Garrett as Attorney-in-Fact
Eleanor L. Brown by Mary Ellen L. Garrett as Attorney-in-Fact

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Mary Ellen L. Garrett whose name as Attorney in Fact for Eleanor L. Brown 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 Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 17th of October, 2018.

Patrick Skyler Murphy
Notary Public

Commission Expires: 6-19-22

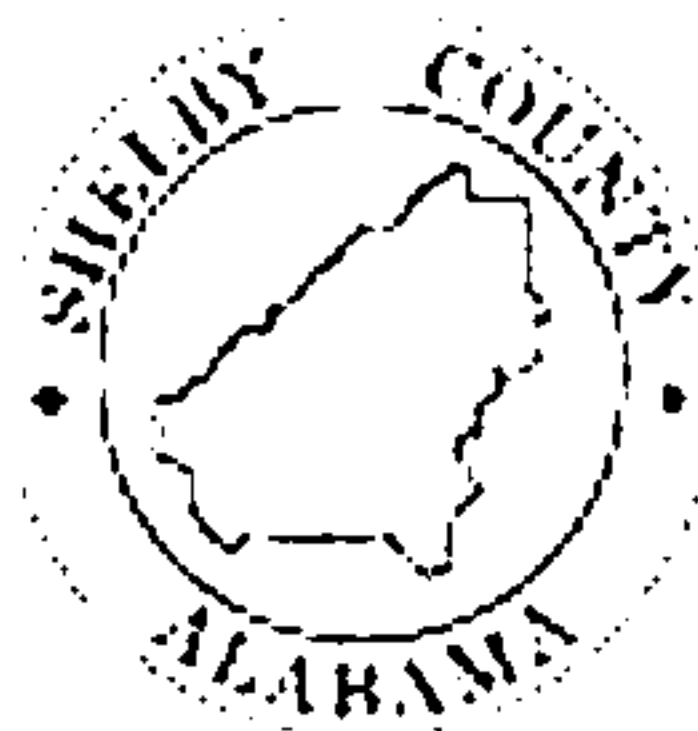


EXHIBIT "A"
Legal Description

Lot No. 18 and West half of Lot No. 17, in Block 6, all according to Arden Subdivision to the Town of Montevallo, Alabama; Also,

A Parcel of land in the SW1/4 of the SE1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows: BEGINNING at the Southwest corner of Lot Number 18 in Block 6 of Arden Subdivision as recorded in Map Book 3 at Page 64 in the Office of the Judge of Probate, Shelby County, Alabama; thence at a bearing North 84 degrees 58 minutes East and along the South side of said Lot Number 18 and the W 1/2 of Lot Number 17, a distance of 201.1 feet to an iron pin (which point is the Southwest corner of the E1/2 of Lot Number 17); thence at a bearing South 65 degrees 10 minutes East a distance of 103.6 feet to an iron pin on the Northwest bank of Shoal Creek; thence in a Southwesterly direction along the West bank of said Creek a distance of 273 feet, more or less, to an iron pin on the West bank of said Creek; thence at a bearing of North 50 degrees 31 minutes West a distance of 359.9 feet to an iron pin; thence at a bearing of North 5 degrees 2 minutes West a distance of 65.0 feet to the point of beginning.

20181019000372370 10/19/2018 12:47:54 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2018 12:47:54 PM
\$308.00 CHERRY
20181019000372370

Alex S. Boyd