

THIS INSTRUMENT PREPARED BY:

NAME: C. CRAWFORD WILLIAMS, ATTORNEY
ADDRESS: 2140 Eleventh Avenue South - Suite 410
Birmingham, Alabama 35205

Richard S. Abernethy
2312 Brookshire Place
B'ham AL 35213

WARRANTY DEED: (Without Survivorship)

The State of Alabama }

KNOW ALL MEN BY THESE PRESENTS:


Jefferson County }


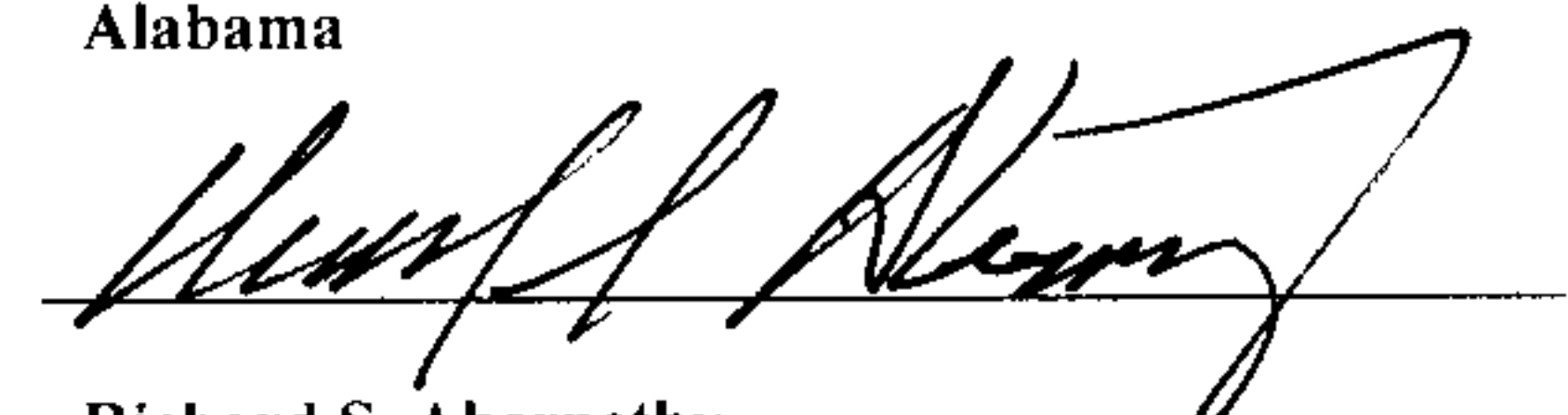
That in consideration of the sum of **TEN (\$10.00) and No/100 Dollars** and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Charleen R. Abernethy, as Executrix of the Estate of John P. Abernethy, III, Deceased, Case Number 18BHM00786, Probate Court of Jefferson County, Alabama, and Richard S. Abernethy** (herein referred to as Grantors), grant, bargain, sell and convey unto **John P. Abernethy III Family Trust and Richard S. Abernethy**, (herein referred to as Grantees), the following described real estate, as tenants in Common, situated in Shelby County, Alabama, to-wit:
PT NW 1/4 NW 1/4 COM INT N LN & ROW HWY 31 TH SE ON W ROW 260 TO BEG CONT S E ON ROW 142 TH W 245 TH NW 140 TH E 215 TO POB.

TO HAVE AND TO HOLD to the said **GRANTEES**, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said **GRANTEES**, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30 day of Oct, 2018.


20181113000401180 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
11/13/2018 02:55:20 PM FILED/CERT


Charleen R. Abernethy, as Executrix of the Estate of
John P. Abernethy, III, Deceased, Case Number
18bhm00786, Probate Court of Jefferson County,
Alabama

Richard S. Abernethy

State of Alabama }

Jefferson County }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charleen R. Abernethy, as Executrix of the Estate of John P. Abernethy, III, Deceased, and Richard S. Abernethy**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of Oct, 2018.


NOTARY PUBLIC