

Send tax notice to:
BRANDON FINCHER
30 2ND AVENUE
STERRETT, AL, 35147

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

STATE OF ALABAMA

2019050

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIE GENE ABERCROMBIE, a single individual**, whose mailing address is: 801 JACQUELINE DR. HUNTSVILLE AL 35802 (hereinafter referred to as "Grantor") by **BRANDON FINCHER and MISTY FINCHER** whose property address is: **30 2ND AVENUE, STERRETT, AL, 35147** 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:

Lots 6, 7 & 8 in Block 1, according to the Survey of Legion Heights, recorded in Map Book 3, Page 70, being situated in the NW 1/4 of NW 1/4 of Section 30, Township 18, Range 2 East, Sterrett, Shelby County, Alabama, as shown by Map of said survey on record in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Any portion of subject property lying in any road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 99, Page 380; and Deed Book 150, Page 105, In Probate Office.

\$130,591.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

8th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of February, 2019.

*Willie Gene Abercrombie by and
Through Gregory Lynn Abercrombie
as her AIT*

WILLIE GENE ABERCROMBIE BY AND
THROUGH GREGORY LYNN ABERCROMBIE
AS HER ATTORNEY IN FACT

STATE OF Alabama

COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY LYNN ABERCROMBIE, whose name as Agent and Attorney in Fact for WILLIE GENE ABERCROMBIE, 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 executed the same voluntarily in his capacity as Attorney in Fact for WILLIE GENE ABERCROMBIE on the day the same bears date.

Given under my hand and official seal this the 8th day of February, 2019.

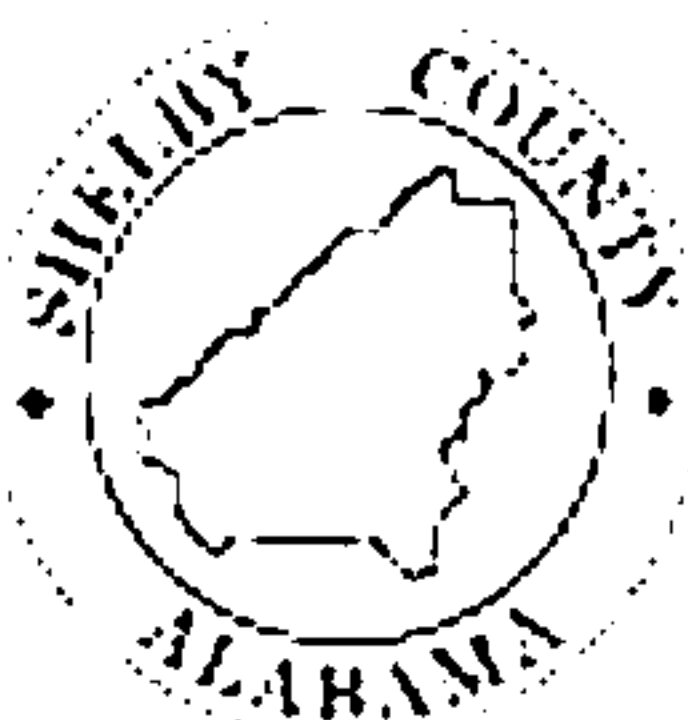
Brenda Thorn

Notary Public

Print Name:

Commission Expires:

My Commission Expires
September 26, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 09:00:00 AM
\$20.50 CHARITY
20190219000051670

Allen S. Bayl