

Send tax notice to:
SHERRIE D LEMIER
2448 LANCASTER CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019142

SHELBY COUNTY

20190307000072750
03/07/2019 10:29:56 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARY B EMORY, a single individual**, whose mailing address is: 1305 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214 (hereinafter referred to as "Grantor") by **SHERRIE D LEMIER** whose mailing address is: **2448 LANCASTER CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, 2, 3 and 4, Block 17, according to the Survey of Lincoln Park and situated in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama. Also the following described property: Begin at the SE corner of Lot 1, Block 17, Lincoln Park; run thence Southeasterly along the Northeasterly right of way line of Carver Street 115 feet more or less to its intersection with the Northwesterly right of way line of Cahaba Valley Road; run thence Northeasterly along the Northwesterly right of way line of Cahaba Valley Road 371 feet, more or less, to a point; which point is the intersection of the easterly projection of the North line of Lot 3, Block 17, Lincoln Park, with the Northwesterly right of way line of Cahaba Valley Road; run thence Northwesterly 363 feet, more or less, to the NE corner of Lot 4, Block 17 Lincoln Park; run thence South 300 feet, more or less, to point of beginning. Situated in 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Right-of-way granted to Alabama Power Company recorded in Volume 234, Page 868; Volume 124, Page 561; and Volume 190, Page 295.
5. Right-of-way granted to Shelby County recorded in Volume 135, Page 42 and Volume 135, Page 43.
6. Easement granted Alabama Power Company recorded in Real 37, Page 761.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 2nd day of March, 2019.

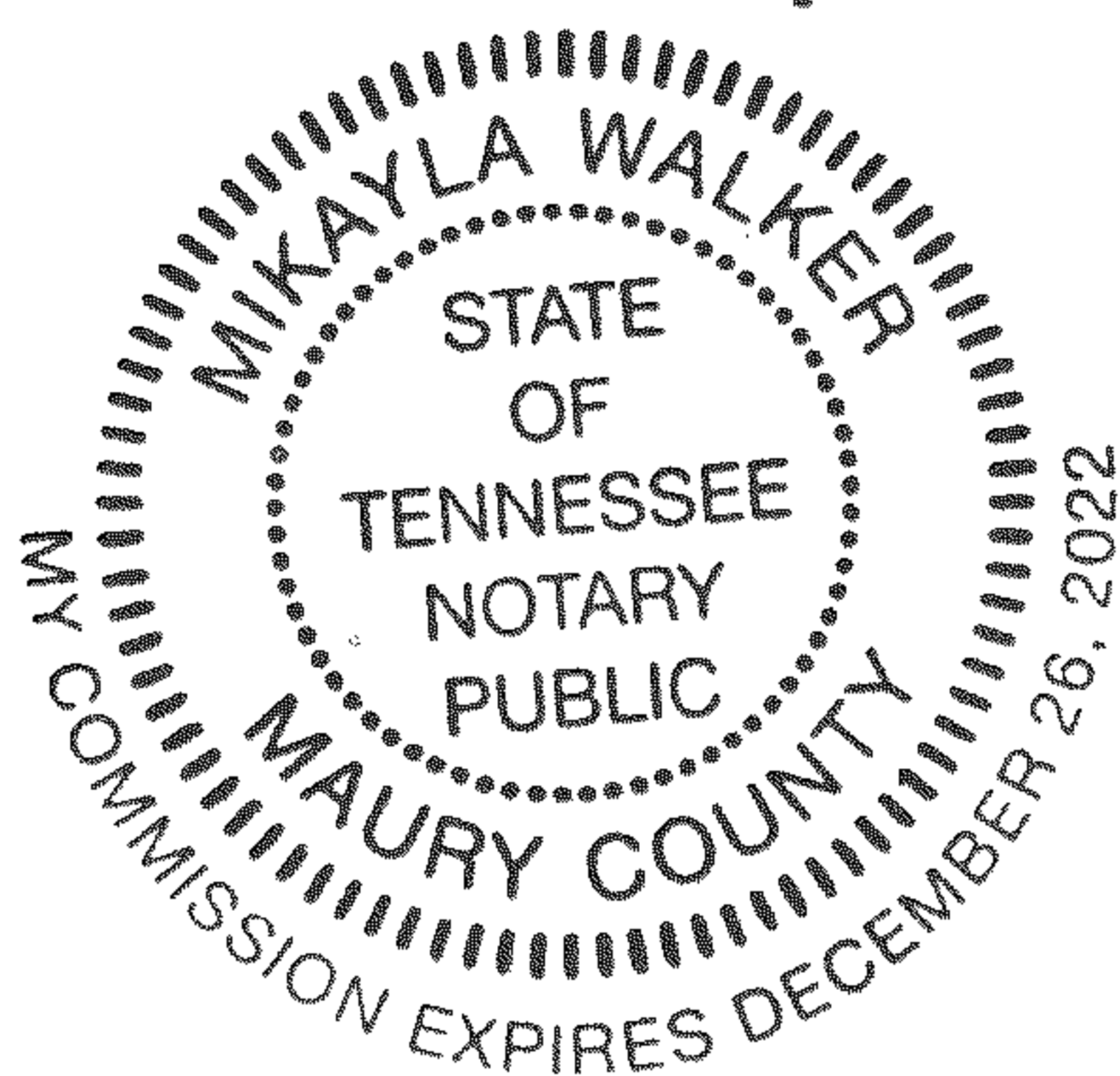
Mary B. Emory by and through Molly Russell as her
MARY B EMORY BY AND THROUGH MOLLY
RUSSELL AS HER ATTORNEY IN FACT
attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MOLLY RUSSELL, whose name as Agent and Attorney in Fact for MARY B. EMORY, 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, MOLLY RUSSELL executed the same voluntarily in her capacity as Attorney in Fact for MARY B. EMORY on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2019.



[Signature]
Notary Public
Print Name: *Mikayla Walker*
Commission Expires: *12-26-2022*

4th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of March, 2019.

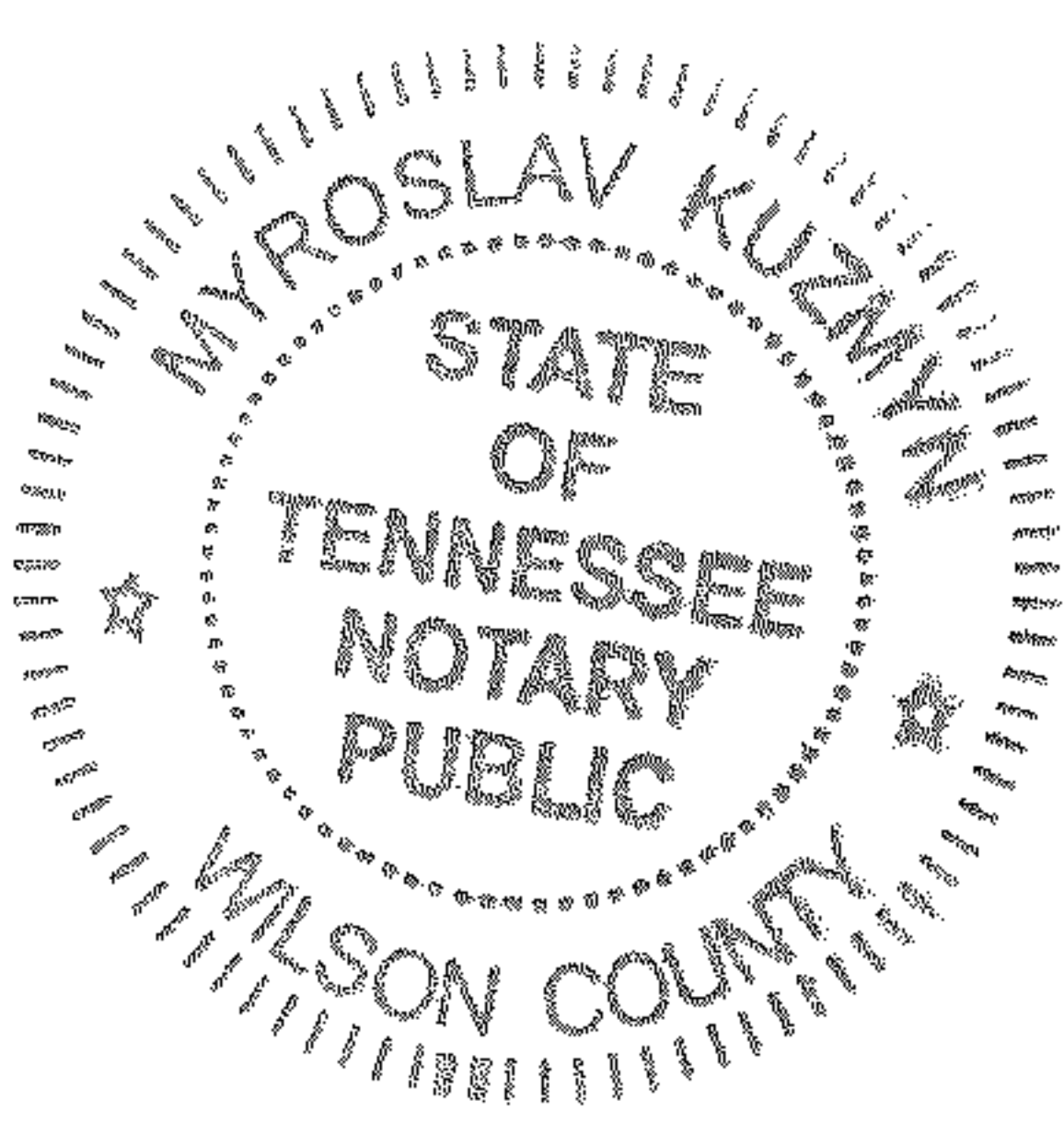
Mary B Emory by And through Charles Russell as Her
MARY B EMORY BY AND THROUGH *Attorney in fact*
CHARLES RUSSELL AS HER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF Wilson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES RUSSELL, whose name as Agent and Attorney in Fact for MARY B. EMORY, 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, CHARLES RUSSELL executed the same voluntarily in his capacity as Attorney in Fact for MARY B. EMORY on the day the same bears date.

Given under my hand and official seal this the 4th day of March, 2019.



[Signature]

Notary Public
Print Name:
Commission Expires: *10-6-2021*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2019 10:29:56 AM
\$381.00 CHERRY
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Allen S. Bayl