

Send tax notice to:
Peter R Shaw and Christina R Shaw
509 Overhill Drive
Pelham, AL 35124
BHM1900592

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20190604000191200 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/04/2019 10:33:55 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Michael A Franks, as Trustee of the Franks Family Trust, dated September 25, 2018**, whose mailing address is 1021 Narrows Point Drive
Birmingham, AL 35243 (hereinafter referred to as "Grantors"), by **Peter R Shaw and Christina R Shaw**, whose mailing address is 509 Overhill Drive, Pelham, AL 35124, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is **509 Overhill Drive, Pelham, AL 35124**, to-wit:

Lot 18 in Block 4, Oak Mountain Estates, Second Sector, According to the Map as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$173,655.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor has set his/her signature and seal on this, the 30
day of May, 2019.

Michael A. Franks
Michael A. Franks, Trustee of the
Franks Family Trust, dated September
25, 2018

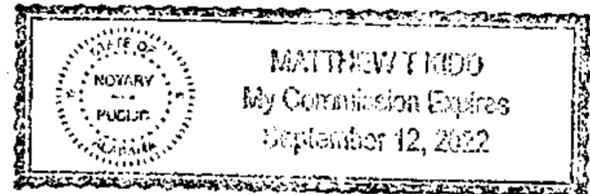
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Michael A. Franks, Trustee of the Franks Family Trust, dated September 25, 2018 whose
name(s) 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, he, as such Trustee, and with full
authority, executed the same voluntarily, acting in his capacity as Trustee.

Given under my hand and official seal this, the 30 day of May, 2019.

[Signature]

Notary Public
Print Name: Matthew T. Kidd
Commission Expires: 9-12-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County



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Allie S. Bayl