

This instrument was prepared by:
William H. Halbrooks, Attorney
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Magen Brennan
114 Sterling Oaks Drive
Hoover, AL 35244
(which is also the property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Four Thousand
and No/100 ----- (\$124,000.00) Dollars
(as evidenced by closing statement)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I/we,

John M. Meadows and Vivian A. Meadows, Trustees of the
Meadows Living Trust dated November 30, 2018
(whose address is: 3881 Ripple Leaf Cir. Hoover, AL 35216-5890)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Magen Brennan
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 20th
day of June, 2019.

John M. Meadows, T.R. (Seal) Vivian A. Meadows, T.R. (Seal)
John M. Meadows, Trustee Vivian A. Meadows, Trustee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
John M. Meadows and Vivian A. Meadows as Trustees for/of
the Meadows Living Trust dated November 30, 2018 is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day that, being informed
of the contents of the conveyance, they, in their capacity as such
Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2019.
William H. Halbrooks
William H. Halbrooks, Notary Public

My Commission Expires: 4/21/20

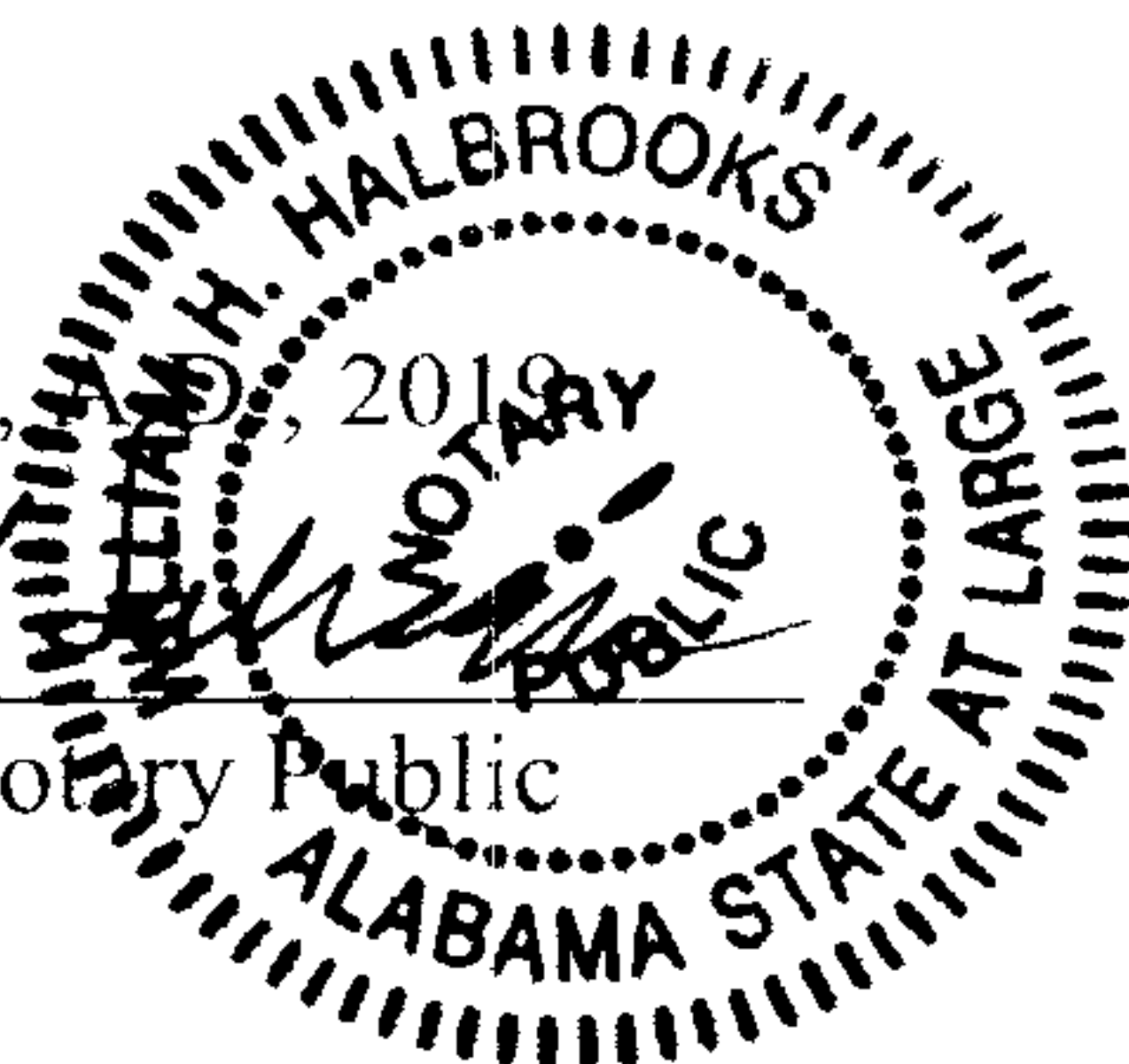


Exhibit "A"

Attached Legal Description

Unit 114, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2019 03:40:28 PM
\$142.00 CHERRY
20190620000220650

Allen S. Bayl