

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2019-135

Send Tax Notice To:
James W. Bergert, Jr. and Denise B. Bergert
181 Twelve Oaks Circle
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

value: \$ 82,500

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James W. Bergert, Jr and Denise E. Bergert, Husband and Wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES **James W. Bergert, Jr. and Denise E. Bergert** (herein referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

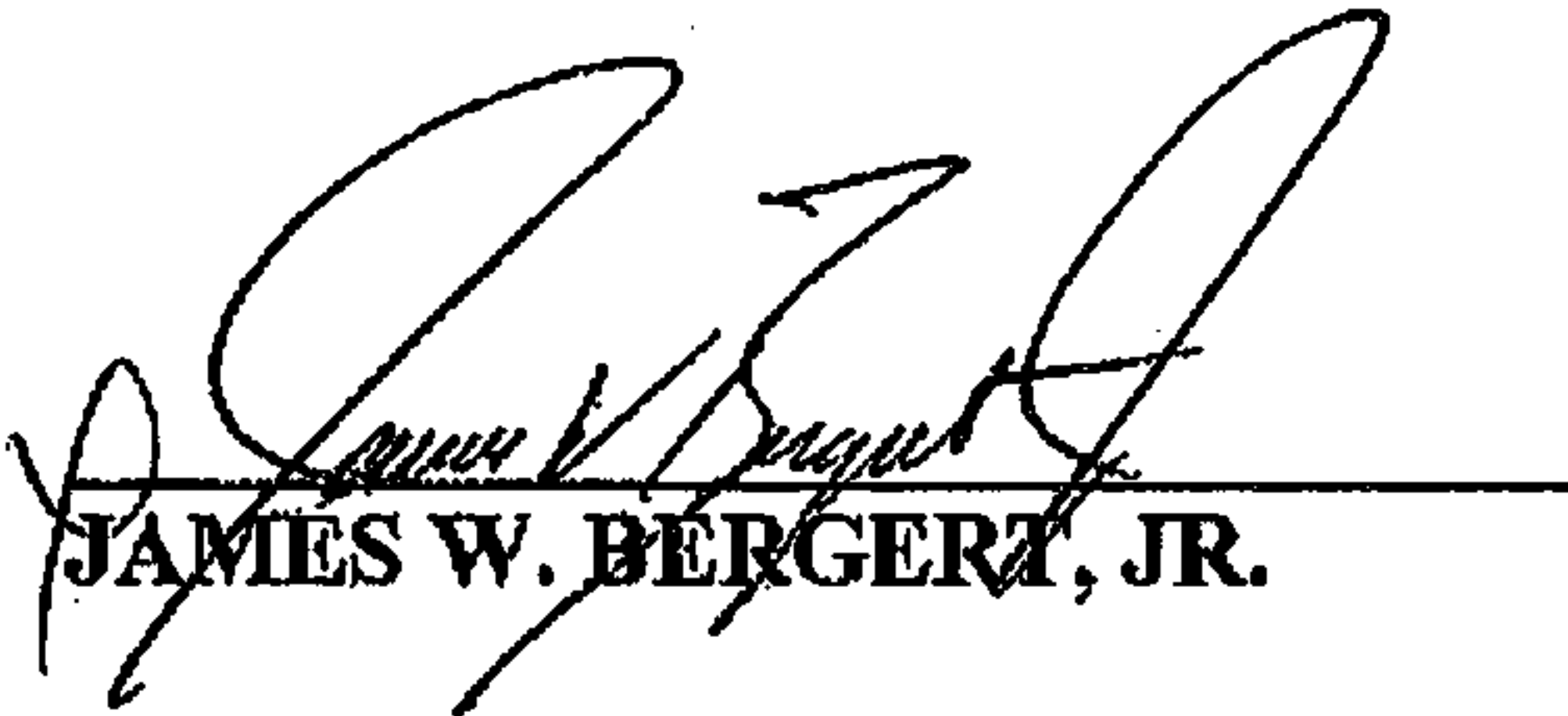
Lot 3, Twelve Oaks Subdivision, as recorded in Map Book 13, Page 44, and being the same Lot 3, according to The Amended Map of Twelve Oaks Subdivision, as recorded in Map Book 15, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

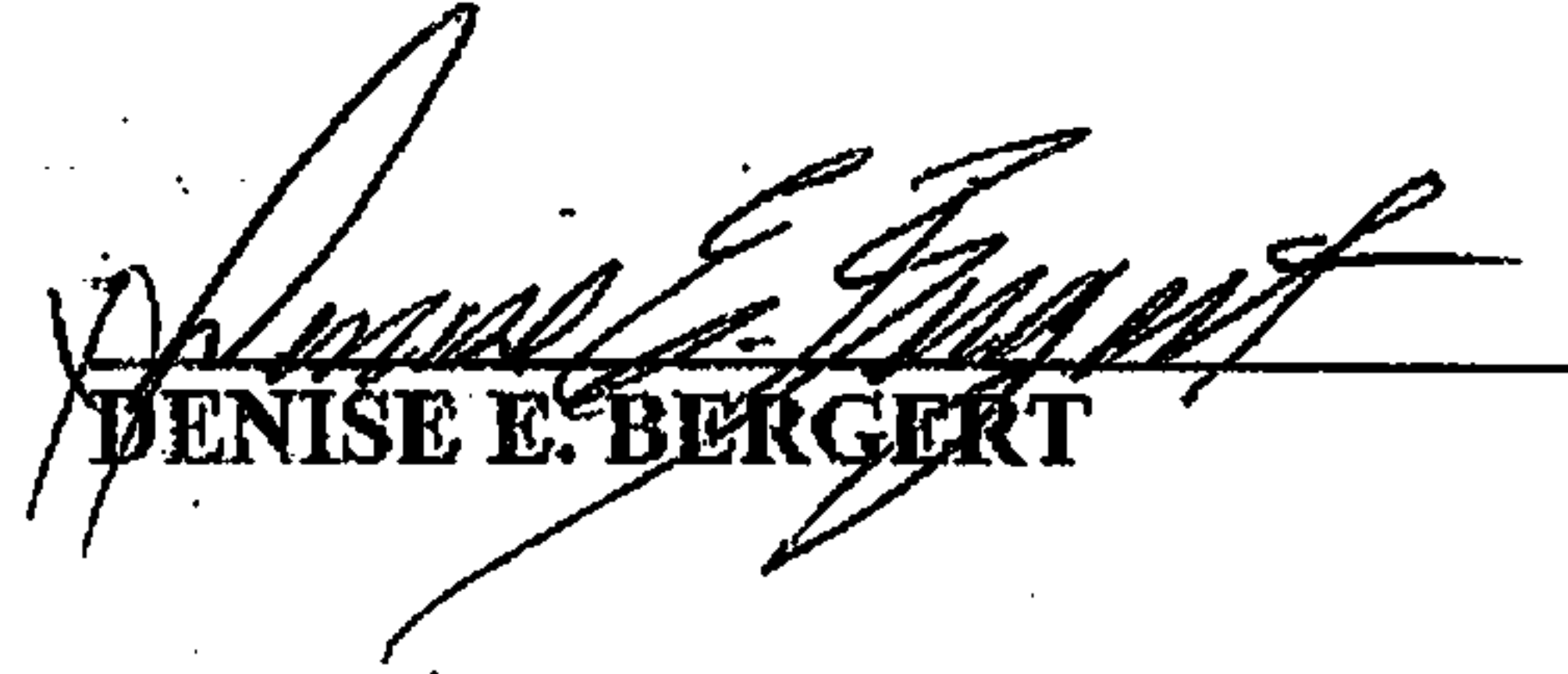
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21st day of June, 2019.

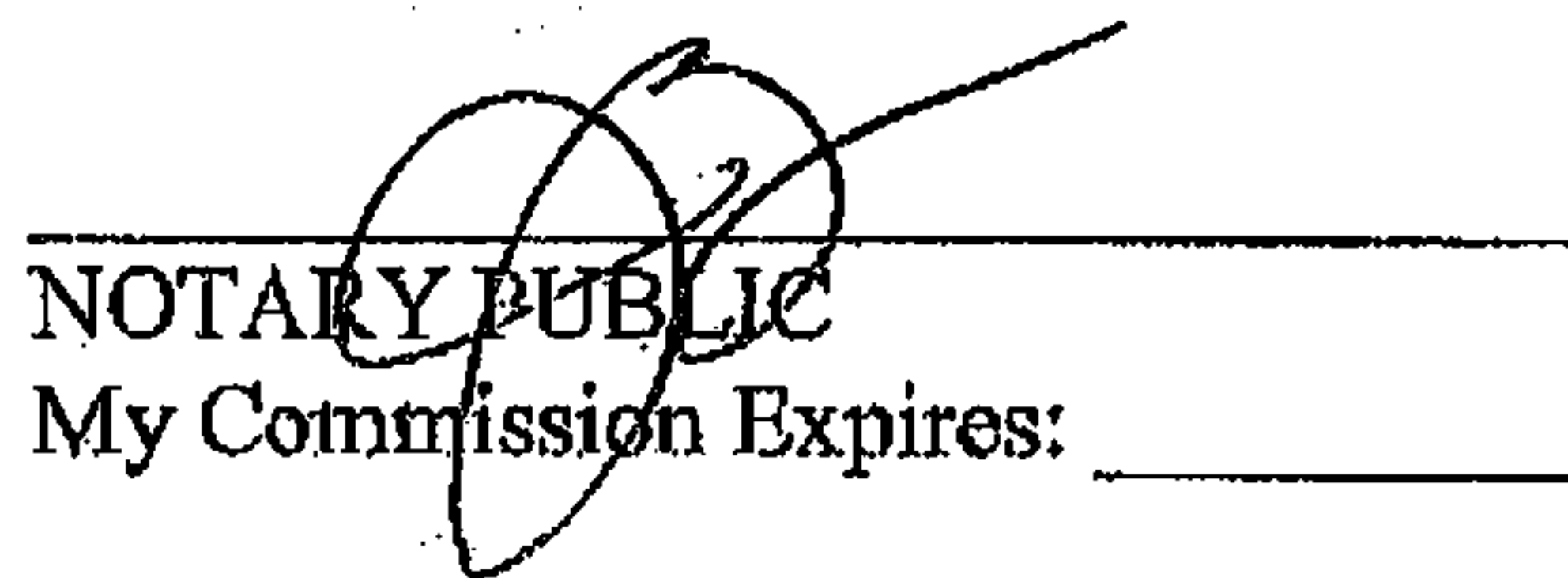

JAMES W. BERGERT, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


DENISE E. BERGERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **James W. Bergert, Jr. and Denise E. Bergert**, whose name 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of June, 2019.


NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: _____

(Grantor/Grantee/ Owner/Agent) circle one