

This instrument was prepared by:
South Oak Title Gardendale, LLC
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

Send Tax Notice to:
Victoria Littleton
119 Ashleigh Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Seventy Thousand Dollars & NO/100-----(\$70,000.00)---Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Victoria Littleton, an unmarried woman and Victor Shane Littleton, an unmarried man** (herein referred to as grantors, do grant, bargain, sell and convey unto **Victoria Littleton** herein referred to as GRANTEES, the following described real estate, situated in Shelby County Alabama, to wit:

Lot 276, according to the Survey of Hillsboro Subdivision, Phase II, as recorded in Map Book 38, Page 147A and 147B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$70,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Victoria Littleton and Victor Shane Littleton, Heirs at Law of Victor Gilbert Littleton, deceased Probate Case No. PR-2017-000072

Grantors Forwarding Address: 103 CHRISTNUT OAK LN, Trussville, AL 35713

Consideration verified by a closing statement.

Property Address: 119 Ashleigh Road, Helena, AL 35080

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs or its successors and assigns, forever.

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


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this **19th** day of **June**, 2019.


Victoria Littleton


Victor Shane Littleton

General Acknowledgment

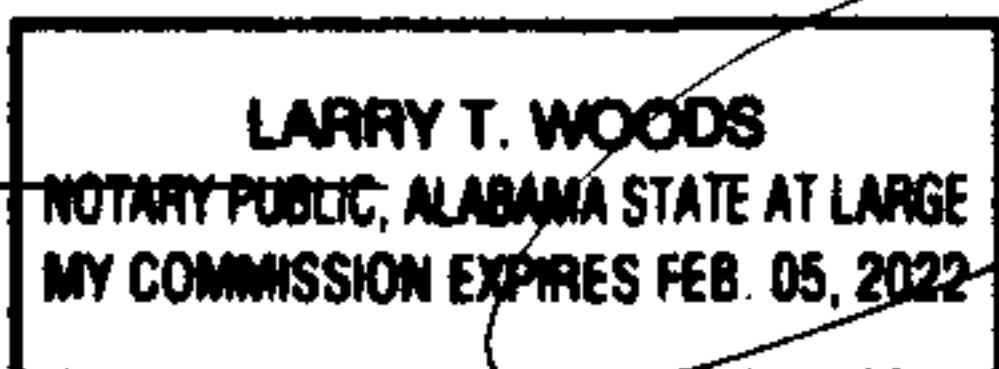
STATE OF ALABAMA)
JEFFERSON COUNTY)


20190701000234970 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
07/01/2019 02:24:50 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victoria Littleton, an unmarried woman and Victor Shane Littleton, an unmarried man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **19th** day of **June** 2019.

My Commissions Expires:


LARRY T. WOODS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 05, 2022


Notary Public