

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1209**

Courtney C. Bennett
440 Shelby St.
Montevallo, AL 35115

[Space Above This Line for Recording Data]

**20190819000301980
08/19/2019 10:59:49 AM
DEEDS 1/2**

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-eight Thousand 00/100 Dollars (\$128,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Margaret Barnard Waites by Lee Waites her Attorney-in-Fact, and Lee Waites, a married couple** whose mailing address is: *20 Arch Bridge Rd Bethlehem, CT 06751* ;
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Courtney C. Bennett,** whose mailing address *440 Shelby St. Montevallo, AL 35115*
(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **440 Shelby Street, Montevallo, AL 35115** to wit:

Lot 5, Block 51, Reynolds Addition to Montevallo, Alabama, as recorded in Map Book 3, Page 37, Shelby County Probate Office, described as follows: A certain Lot situated in the Town of Montevallo, Alabama on the North side of Shelby or Depot Street, fronting on Shelby Street, 75 feet and running back a uniform distance of 150 feet and more particularly described as follows: Commencing at a point 438 feet from the corner of the W.B. Reynolds lot at the intersection of Shelby and Island Streets and running Northeast at right angles with Shelby Street for a distance of 150 feet; thence Southeast parallel with Shelby Street a distance of 75 feet; thence Southwest at right angles to Shelby Street a distance of 150 feet; thence along the margin of Shelby Street a distance of 75 feet to the point of beginning. Having a frontage along Shelby Street of 75 feet and a depth of 150 feet. Situated in Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$102,400.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of August, 2019.

Margaret Barnard Waites by Lee Waites her Attorney in Fact
Margaret Barnard Waites by Lee Waites her Attorney-in-Fact

Lee Waites

Lee Waites

STATE OF ALABAMA

Jefferson County ss:

I, JACK R THOMPSON JR, a Notary Public in and for said county in said state, hereby certify that **Margaret Barnard Waites by Lee Waites her Attorney-in-Fact, and Lee Waites**, whose name 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 this conveyance, he in his capacity as Attorney-in-Fact and Individually, they executed the same voluntarily.

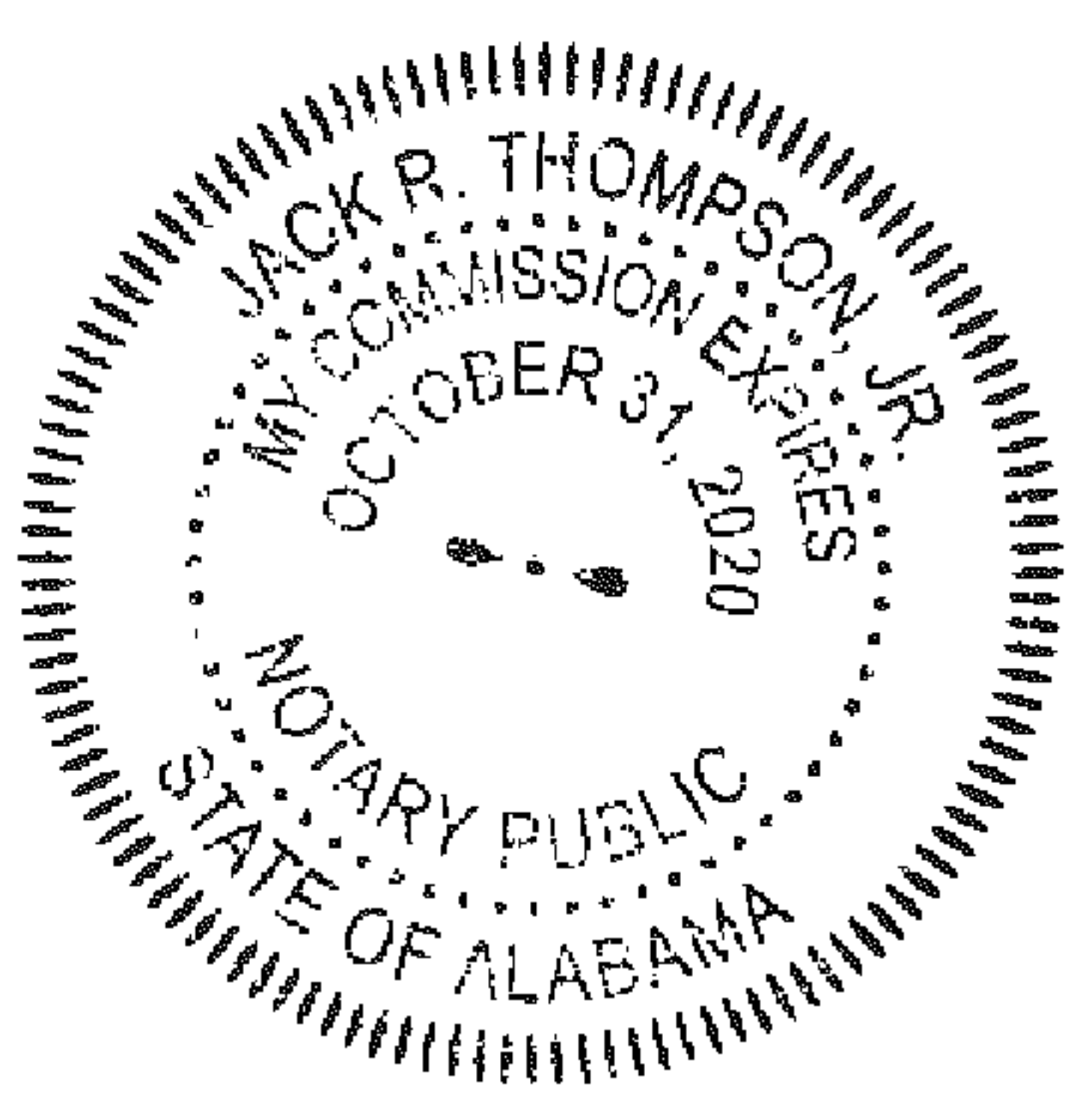
WITNESS my hand and official seal in the county and state aforesaid this the 15th day of Aug, 2019

My Commission Expires: 10/31/2020

Jack R Thompson Jr

Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2019 10:59:49 AM
\$44.00 CHERRY
20190819000301980

Allie S. Bayl