

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
MULTIPLE DESIGN SOLUTIONS, INC
201 MOUNTAIN FOREST TRAIL
CALERA, AL 35040

File #0719-11

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Two Hundred Thousand and 00/100 Dollars \$200,000.00, 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 whereof is acknowledged, I or we, JESSICA M. HOGUE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH LEE MIDDLEBROOKS, PROBATE CASE #19BESS00033, whose mailing address is SHELBY SPRINGS, SHELBY COUNTY, AL, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto MULTIPLE DESIGN SOLUTIONS, INC., BY ITS PRESIDENT, STEVE SMITH, whose mailing address is 201 MOUNTAIN FOREST TRAIL, CALERA, AL 35040 (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, the address of which is SHELBY SPRINGS, SHELBY COUNTY, AL, to-wit:

Lot 8, according to the Survey of Shelby Spring Farms Lakeland Sector 2, as recorded in Map Book 24, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - e. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

\$ of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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, 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

Shelby County, AL 08/23/2019
State of Alabama
Deed Tax: \$200.00


20190823000310960 1/2 \$218.00
Shelby Cnty Judge of Probate, AL
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defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), JESSICA M. HOGUE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH LEE MIDDLEBROOKS, PROBATE CASE #19BESS00033, have hereunto set my (our) hand(s) and seal(s) this 26th day of July, 2019.

Jessica M. Hogue (SEAL)
JESSICA M. HOGUE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH LEE MIDDLEBROOKS, PROBATE CASE #19BESS00033

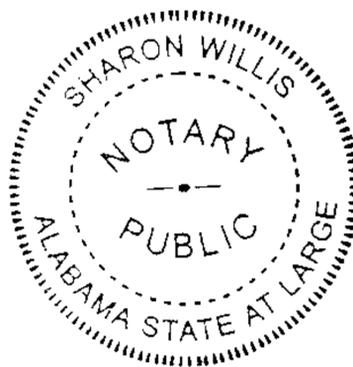
STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSICA M. HOGUE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH LEE MIDDLEBROOKS, PROBATE CASE #19BESS00033, 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, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2019.

Sharon Willis
Notary Public

My commission expires: ~~11/29/2019~~
2-15-23




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