

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. ATB1101

Chris Joseph Mueller
291 Walden Court
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Six Thousand and 00/100 Dollars (\$106,000.00)** 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, **Kent M. Daum by Margaret Hall his Attorney-in-fact and Kathy F. Daum by Margaret Hall her Attorney-in-fact, a married couple** whose mailing address is: 200 Ashville Cir. Montevallo, AL 35115; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chris Joseph Mueller**, whose mailing address **291 Walden Court, Montevallo, AL 35115** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **291 Walden Court, Montevallo, AL 35115** to wit:

PARCEL A:

Lot 13, according to the Map or Plat of Walden Subdivision, as recorded in Map Book 8, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL B:

A part of Lot 12, Walden Subdivision, Map Book 8, Page 48, as recorded in the Office of the Judge of Probate of Shelby County, Alabama further described as follows:

Begin at the Northwest corner of said Lot 12, thence Southerly along the Western boundary of said lot a distance of 136.41 feet to the Southwestern corner of said Lot 12; thence with an interior angle of 116 degrees, 0 minutes to the left a distance of 13.87 feet along the Southern boundary of said Lot 12; thence with an interior angle of 64 degrees, 0 minutes to the left a distance of 136.41 feet to a point on the Northern boundary of Lot 121 thence with an interior angle of 116 degrees, 0 minutes to the left a distance of 13.87 feet to the point of beginning. Situated, lying and being in Shelby County, Alabama.

PARCEL C:

Begin at the Southwest corner of Lot 13, Walden Subdivision, as recorded in Map Book 8, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama; thence Southeasterly along the Southern boundary of Lot 13 to the Southeast corner of Lot 13; thence Southeasterly along the Southern boundary of Lot 12 a distance of 13.87 feet; thence with a deflection angle of 64 degrees, 0 minutes to the right, run to the Northern bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to a point where the bank of Shoal Creek intersects a line which is perpendicular to the South boundary of Lot 13 and which runs through the Southwest corner of Lot 13; thence North along the said line which is perpendicular to the Southern boundary of Lot 13 to the Southwestern corner of Lot 13 and the point of beginning. Situated, lying and being 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.

\$102,820.00 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 28th day of August, 2019.

Kent M. Daum by Margaret Hall, his Attorney-in-Fact
 Kent M. Daum by Margaret Hall his in-Fact Attorney-in-Fact

Kathy F. Daum by Margaret Hall her Attorney-in-Fact
 Kathy F. Daum by Margaret Hall her in-Fact Attorney-in-Fact

STATE OF ALABAMA

Jefferson County ss:

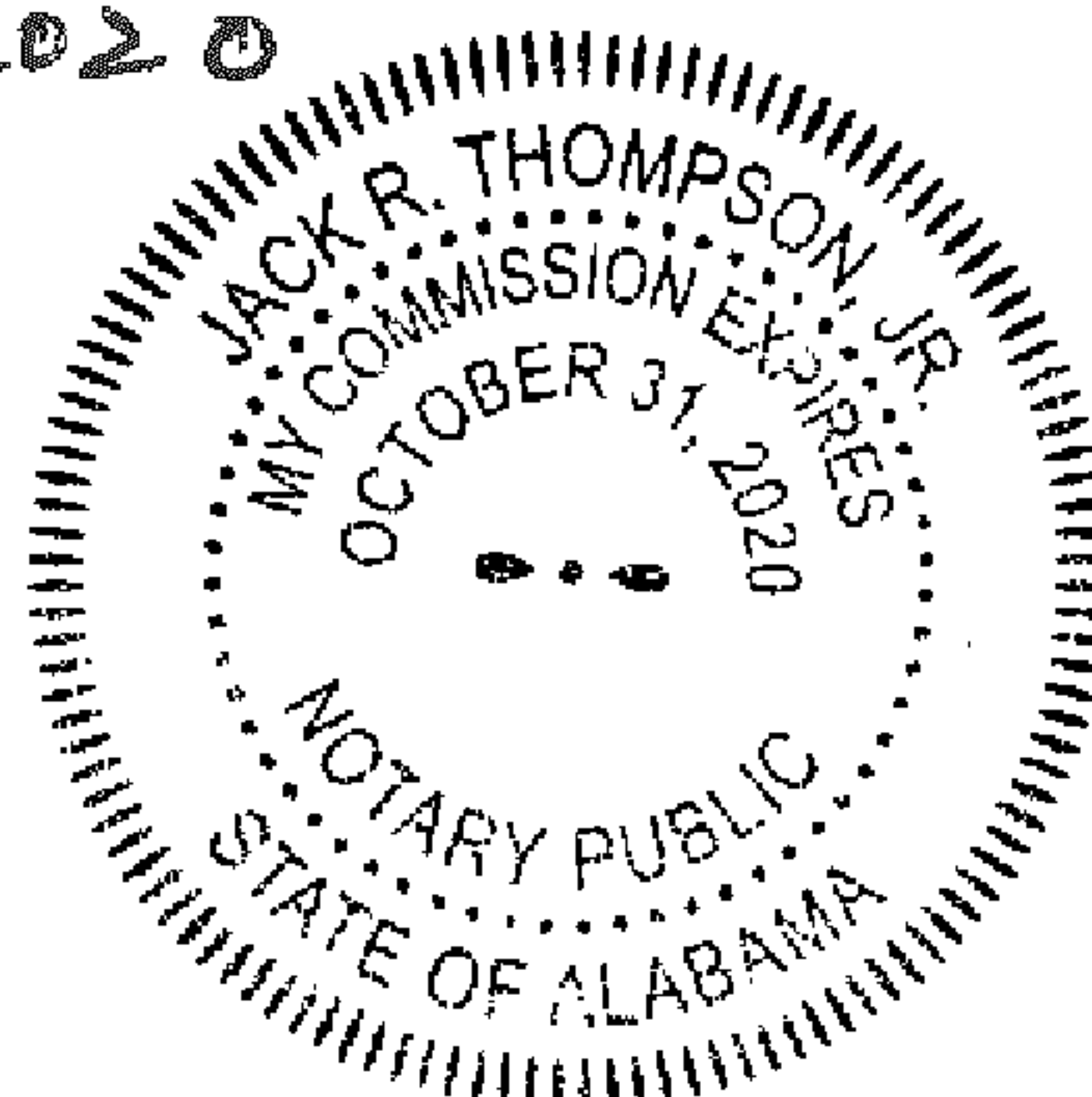
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that, **Kent M. Daum by Margaret Hall his Attorney-in-fact and Kathy F. Daum by Margaret Hall her Attorney-in-fact** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she in her capacity as Attorney-in-Fact, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28 day of Aug, 2019

My Commission Expires 10/31/2020

[Signature]
 Notary Public

(SEAL)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 08/30/2019 09:10:22 AM
 \$21.50 JESSICA
 20190830000320990

Allie S. Bayl