

This Instrument was Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
File No.: 44444-19-1847

Send Tax Notice To: Logan Bailey  
515 Caldwell Mill Circle  
Birmingham, AL 35242

20191127000441830  
11/27/2019 11:44:49 AM  
DEEDS 1/2

## WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Nineteen Thousand Five Hundred Dollars and No Cents (\$219,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **William Bullard, Personal Representative of the Estate of Frances C. Bullard, deceased, Probate Case No. PR-2019-000605** whose mailing address is **515 Caldwell Mill Circle, Birmingham, AL 35242** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Logan Bailey, whose mailing address is 154 Lenox Dr., Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 515 Caldwell Mill Circle, Birmingham, AL 35242**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Subject to: Easement, Restrictions and Rights of Way of record.**

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and 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, the said Grantor, by its Personal Representative, William Bullard, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of November, 2019.

ESTATE OF FRANCES C. BULLARD, DECEASED

*William Bullard Personal Representative*  
William Bullard  
Personal Representative

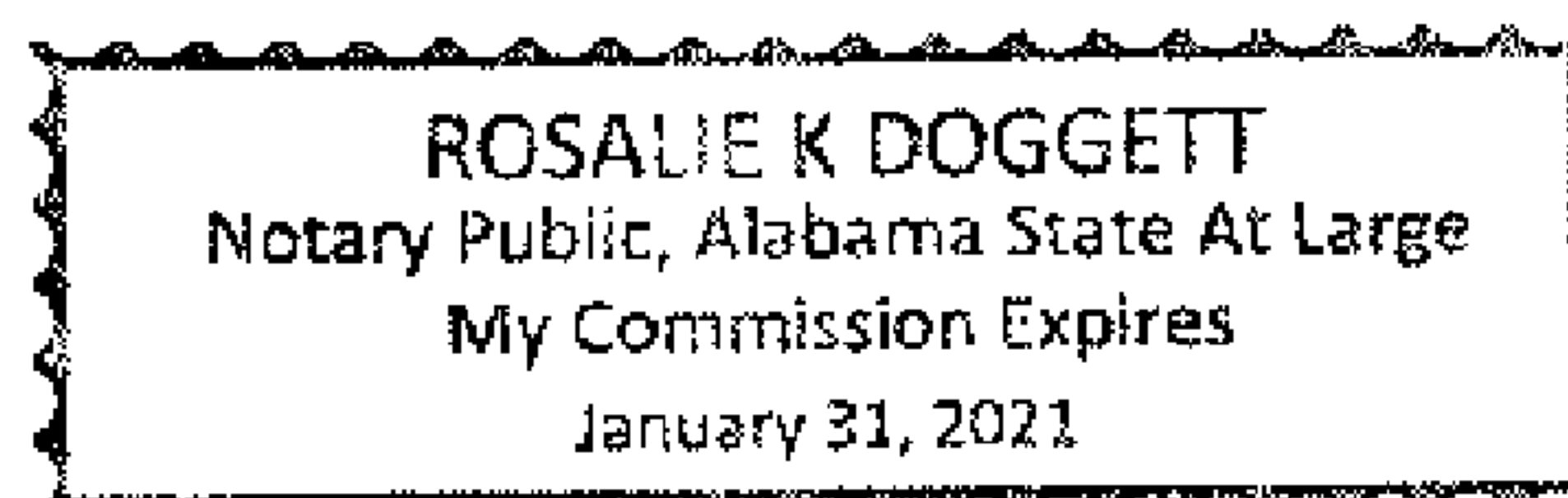
State of Alabama

County of Shelby

I, Rosalie K. Doggett, a Notary Public in and for said County in said State, hereby certify that William Bullard, Personal Representative of the Estate of Frances C. Bullard, deceased 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

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

*Rosalie K. Doggett*  
Notary Public, State of Alabama  
Rosalie K. Doggett  
My Commission Expires: January 31, 2021



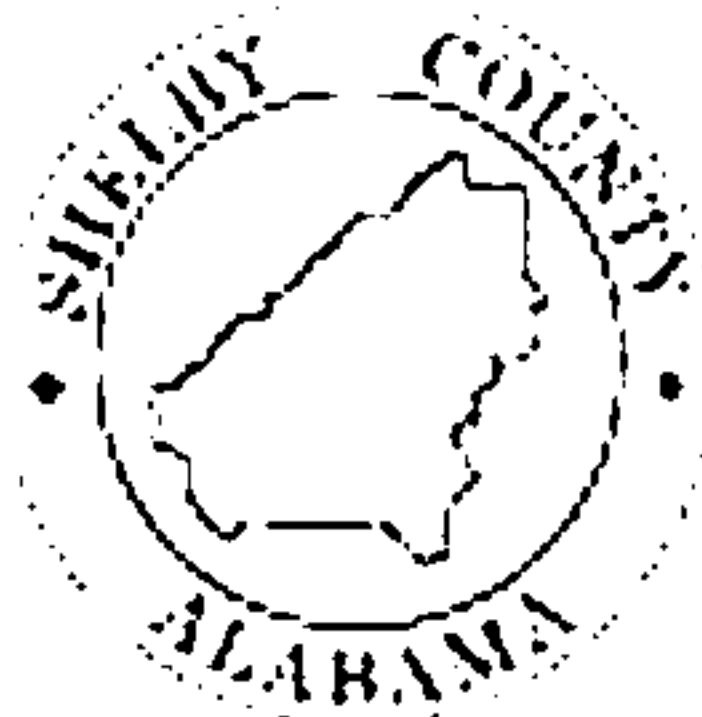
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All of Lot 53, Old Mill Trace as recorded in Map Book 7, page 99, in the Office of the Judge of Probate, Shelby County, Alabama, except the following described parcel:

Part of Lot 53, Old Mill Trace, as recorded in Map Book 7, page 99, in the Office of the Judge of Probate Shelby County, Alabama, said part being more particularly described as follows: From the most Southerly corner of Lot 52 of said subdivision, run in a Northeasterly direction along the common line between Lots 52 and 53 for a distance of 81.68 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 146.22 feet to the most Northerly corner of said Lot 53 ; thence turn an angle to the right of 117°39' and run in a Southeasterly direction along the NE line of said Lot 53 for a distance of 23.00 feet; thence turn an angle to the right of 70°53'52" and run in a Southwesterly direction for a distance of 137.07 feet, more or less, to the Point of Beginning.

Also part of Lot 52 descried as follows:

Part of Lot 52, Old Mill Trace as recorded in Map Book 7, page 99, in the Office of the Judge of Probate Shelby County, Alabama, said part being more particularly described as follows: Beginning at the most Southerly corner of said Lot 52, run in a Northwesterly direction along the East right of way line of Caldwell Mill Circle for a distance of 15.00 feet; thence turn an angle to the right of 54°01'52" and run in a Northeasterly direction for a distance of 71.96 feet, more or less, to a point on the common lines between Lots 52 and 53 of said subdivision; thence turn an angle to the right of 171°27'08" and run in a Southwesterly direction along said common line for a distance of 81.68 feet, more or less, to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/27/2019 11:44:49 AM  
\$244.50 CHARITY  
20191127000441830

*Allie S. Bayl*