

Send tax notice to:
MICHAEL A. SMITH
232 CLAIRMONT ROAD
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019710

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILMA J TRENT, AS TRUSTEE OF THE TRUST ESTATE "B" UNDER THE LAST WILL AND TESTAMENT OF RICHARD E TRENT DATED MAY 24, 1993**, whose mailing address is: 2716 ACTON ROAD, VESTAVIA, AL 35243 (hereinafter referred to as "Grantor") by **MICHAEL A. SMITH and MICHELLE J. SMITH** whose property address is: **232 CLAIRMONT ROAD, STERRETT, AL, 35147** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 132, according to the Survey of Forest Parks, First Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Such state of facts as shown on plat of Forest Parks, 1st Sector as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1997-2752, Instrument No. 1997-4561, Instrument No. 1997-4563 and Instrument No. 1997-12629, in the Probate Office of Shelby County, Alabama.
4. Restrictions with Shelby County Health Dept. for septic system as recorded in Instrument No. 1998-23896, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County as recorded in Volume 220, Page 341 and Volume 228, Page 339, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Volume 236, Page 829, Volume 126, Pages 191, 192 and 323, in the Probate Office of Shelby County, Alabama.
8. Agreement as set forth in Volume 334, Page 585, in the Probate Office of Shelby County, Alabama.
9. Annex to the Town of Chelsea as recorded in Instrument No. 1999-21564, in the Probate Office of Shelby County, Alabama.

\$157,102.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, TRUST ESTATE "B", by WILMA J TRENT, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 27 day of November, 2019.

TRUST ESTATE "B"

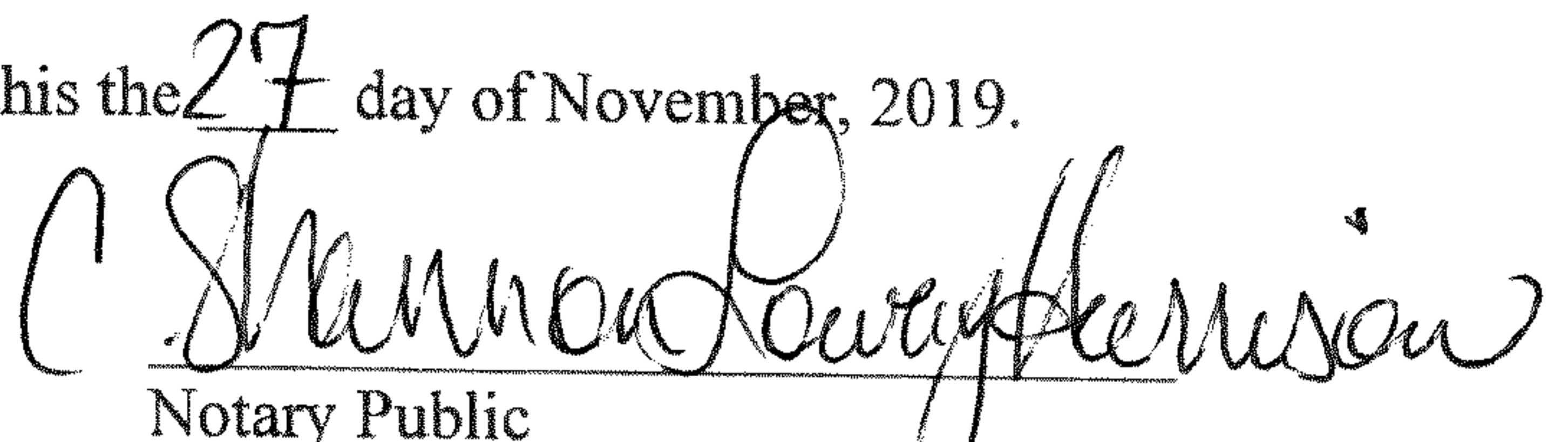

BY: WILMA J TRENT
ITS: TRUSTEE

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILMA J TRENT, whose name as TRUSTEE OF TRUST ESTATE "B", is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 27 day of November, 2019.




Notary Public
Print Name: C. Shannon Lowery Harrison
Commission Expires: 10.11.2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 03:14:12 PM
\$28.00 CHARITY
20191205000450780

