

PROPERTY ADDRESS:

10090 Hwy. 119
Alabaster, AL 35007
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

Zanthos Properties, LLC
5501 Afton Drive
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III, Esq.
Galloway, Scott & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580


20191217000465530 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/17/2019 08:30:50 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED FORTY THOUSAND and 00/100 Dollars (\$140,000.00), pursuant to written agreement of the parties, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **LISA ZUIDERHOEK HEARN and husband CAREY HEARN**, whose mailing address is 859 Burning Tree Trail, Alabaster, AL 35007 (hereinafter collectively referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **ZANTHOS PROPERTIES, LLC, an Alabama limited liability company**, whose mailing address is 5501 Afton Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantee") the following described real properties, located and situated in SHELBY County, Alabama:

The South ½ of Lot 7 and all of Lots 8 and 9; also the South ½ of Lot 16 and all of Lots 17 and 18, in Block 1, according to the Map showing property of Buck Creek Cotton Mills Co., as recorded in Map Book 3, Page 8, in the Probate Office of Shelby County, Alabama.

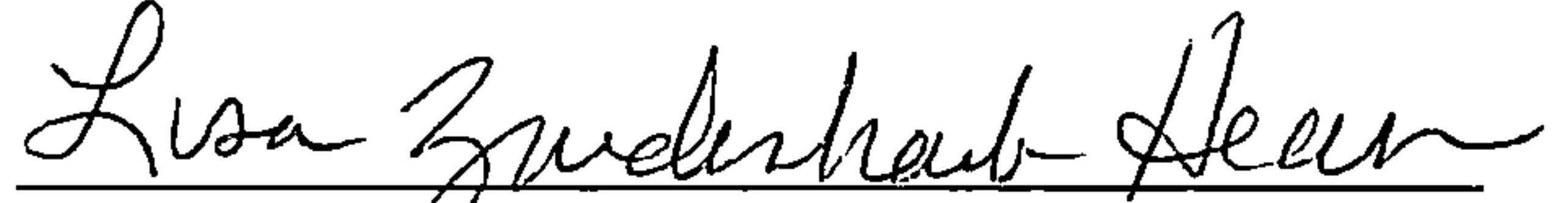
THE ENTIRE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

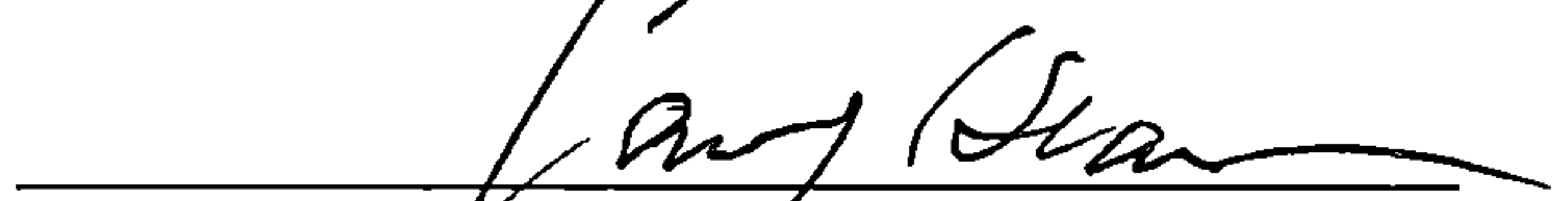
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantors hereby covenant and agree with Grantee, its successors and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-

described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 13 day of December, 2019.


LISA ZUIDERHOEK HEARN


CAREY HEARN

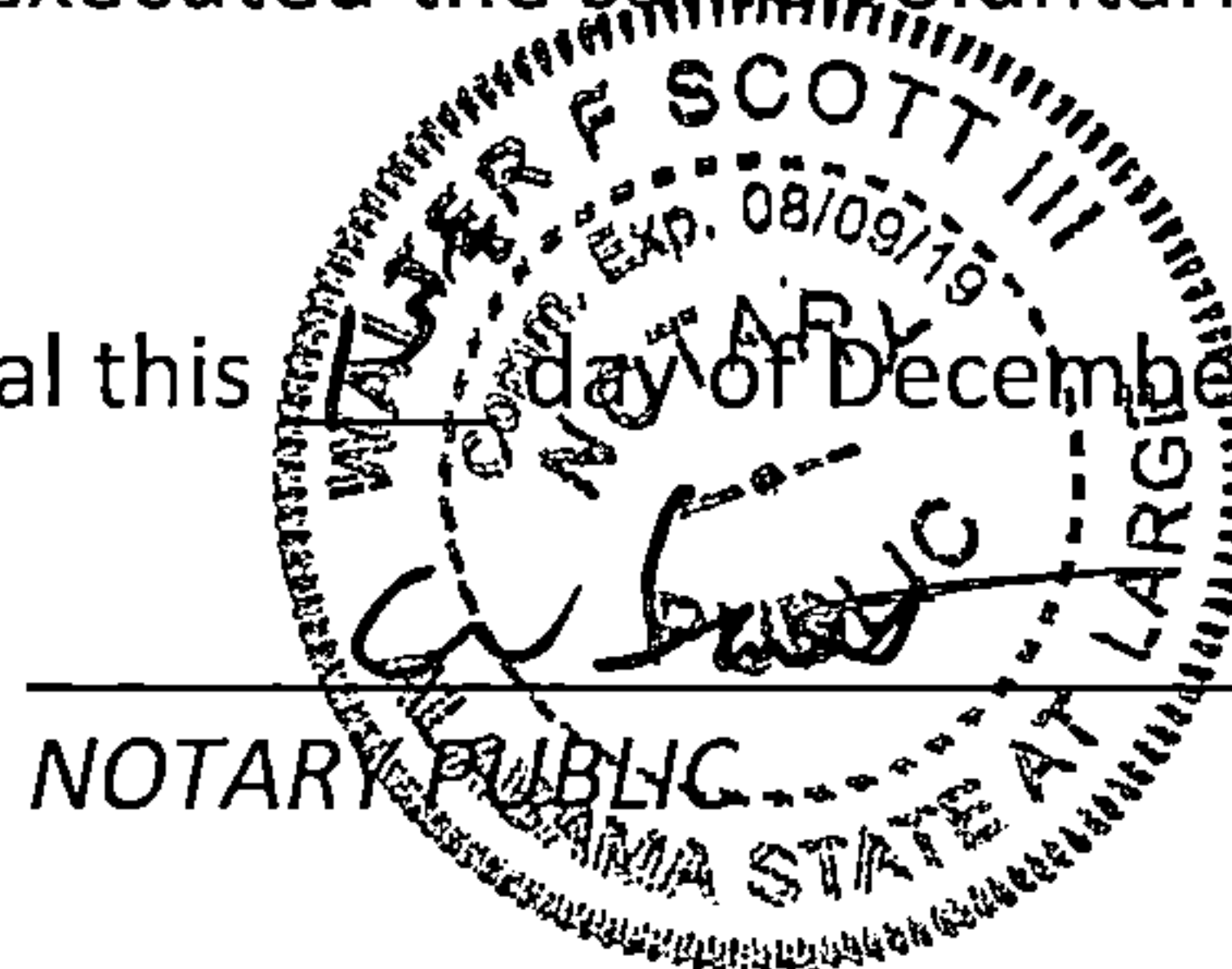
STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that LISA ZUIDERHOEK HEARN and husband, CAREY HEARN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of December, 2019.



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