

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN; OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This Instrument Prepared By:

Ferris S. Ritchey III, Esq.
RITCHEY & RITCHEY
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

Tim Gilmore
Happy G Properties LLC
5103 English Turn
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Tim Gilmore**, an unmarried man (hereinafter referred to as the "Grantor"), in hand paid by **Happy G Properties LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

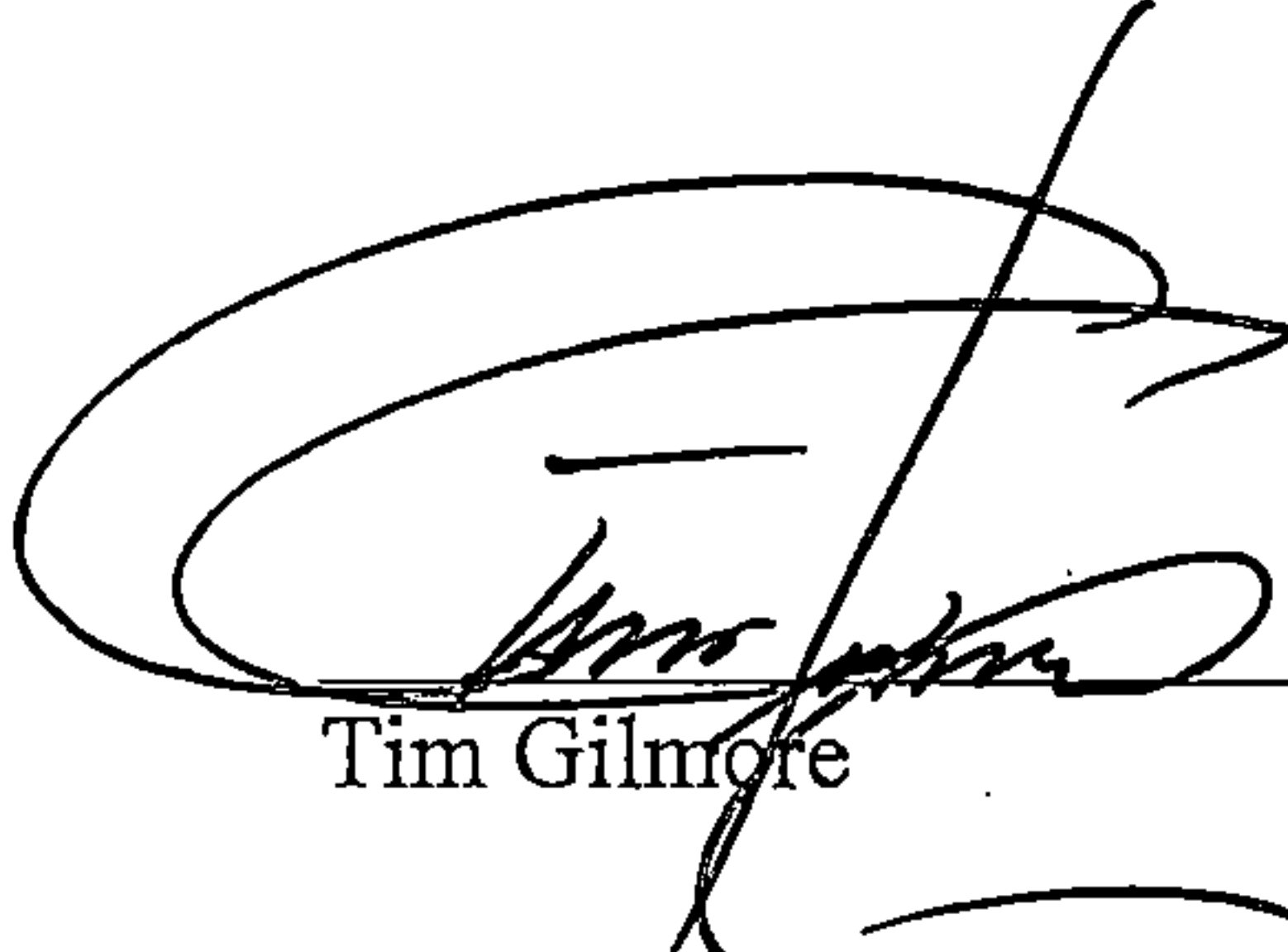
Lot 19, according to the Survey of Meadow Brook Townhomes, Phase II, Second Sector, as recorded in Map Book 22, Page 4 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. 2020 ad valorem taxes and subsequent years.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion. The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 7th day of December, 2020.



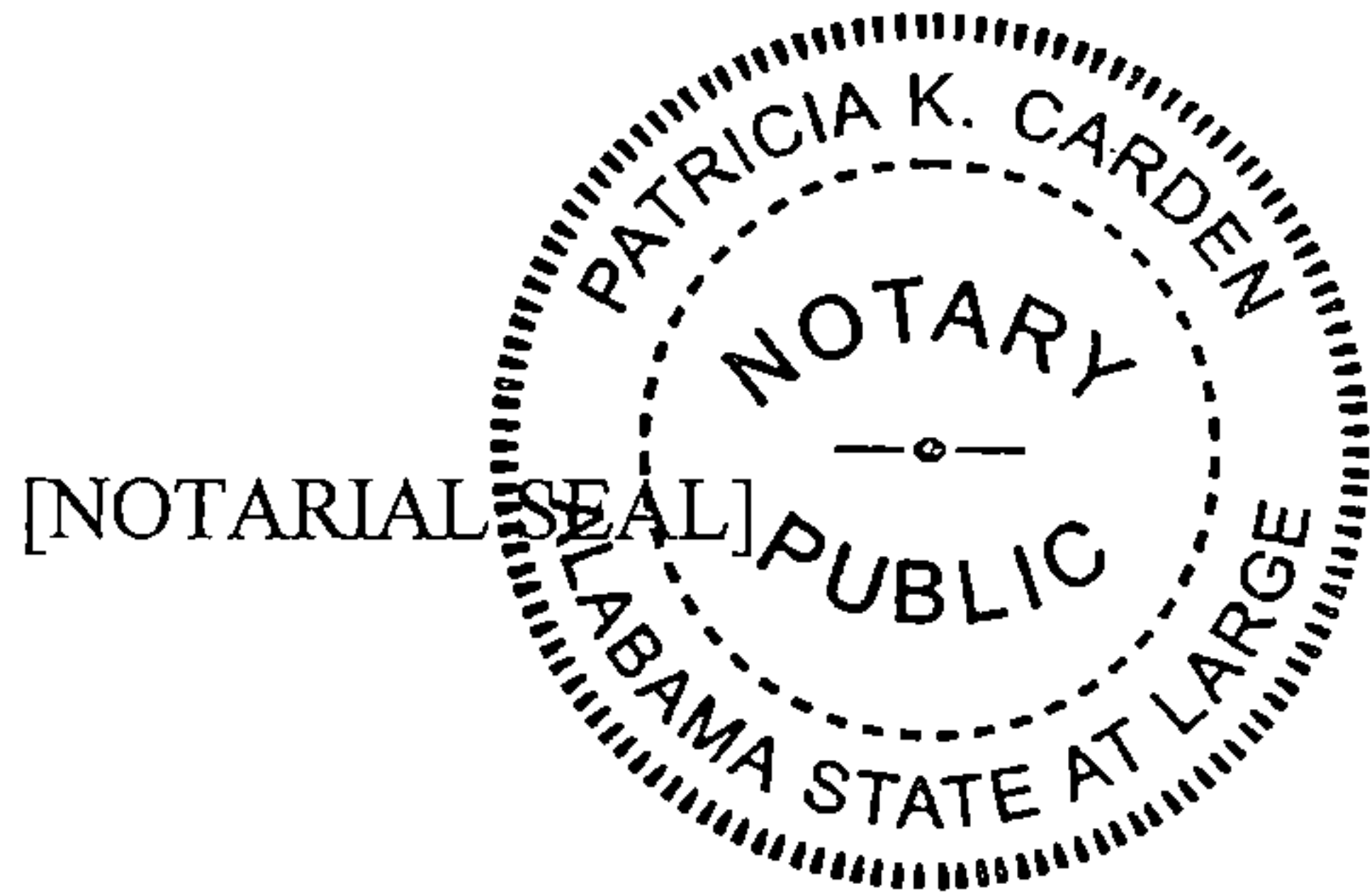
Tim Gilmore

STATE OF ALABAMA)
JEFFERSON COUNTY)

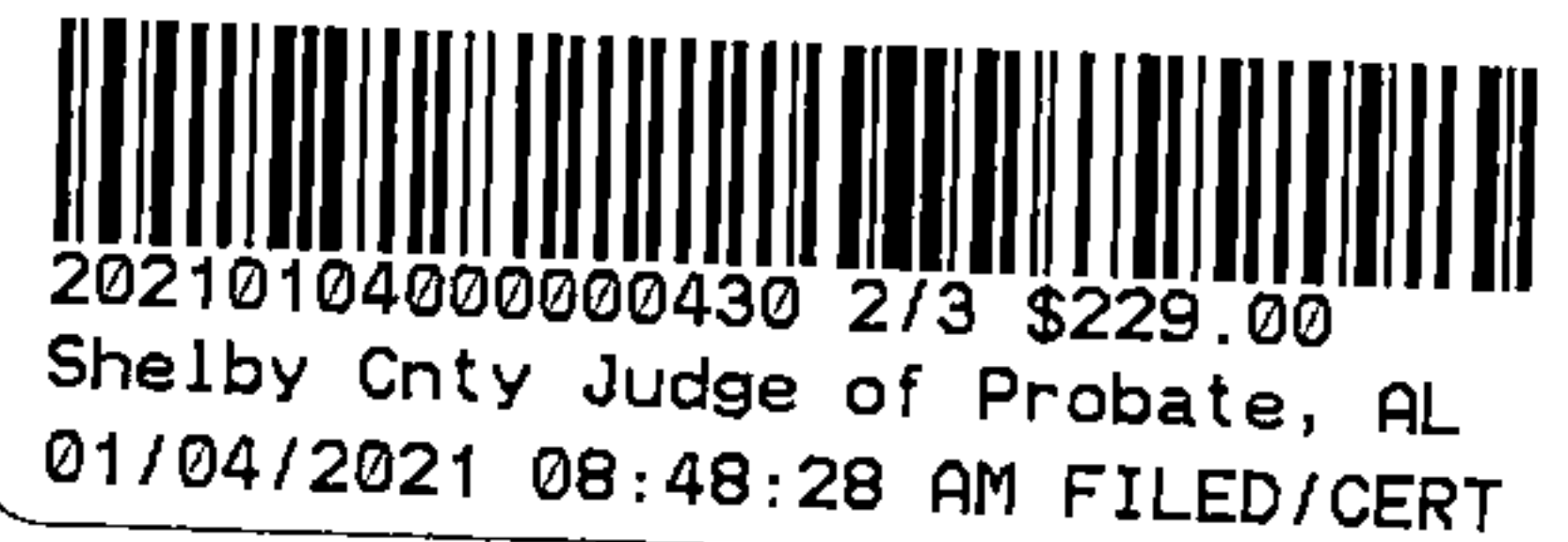
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Gilmore, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 7th day of December, 2020.



Patricia K. Carden
Patricia K. Carden
Notary Public for the State of Alabama
My commission expires: October 6, 2021



happygee@charter.net

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1