

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. ATB2537

Benjamin Goldman
2308 Fox Glen Cir.
Vestavia AL 35216

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninty Thousand Dollars and 00/100 Dollars (\$290,000.00)** 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, **Daniel B. Gilbert, an unmarried man** whose mailing address is:

237 Reservoir St. North Attleboro, MA 02760;
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin Goldman** whose mailing address

2308 Fox Glen Cir. Vestavia AL 35216,
(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 426 Appleford Road, Helena AL 35080 to wit:

Lot 338, according to the Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Pages 147 A & B, in the Probate Office of 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.

Daniel B. Gilbert is the surviving Grantee of that certain deed recorded in Instrument number 20140221000048700 filed 2/21/14. Theodora B. Gilbert having died on 8-13-2018.

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 9th day of July, 2021.

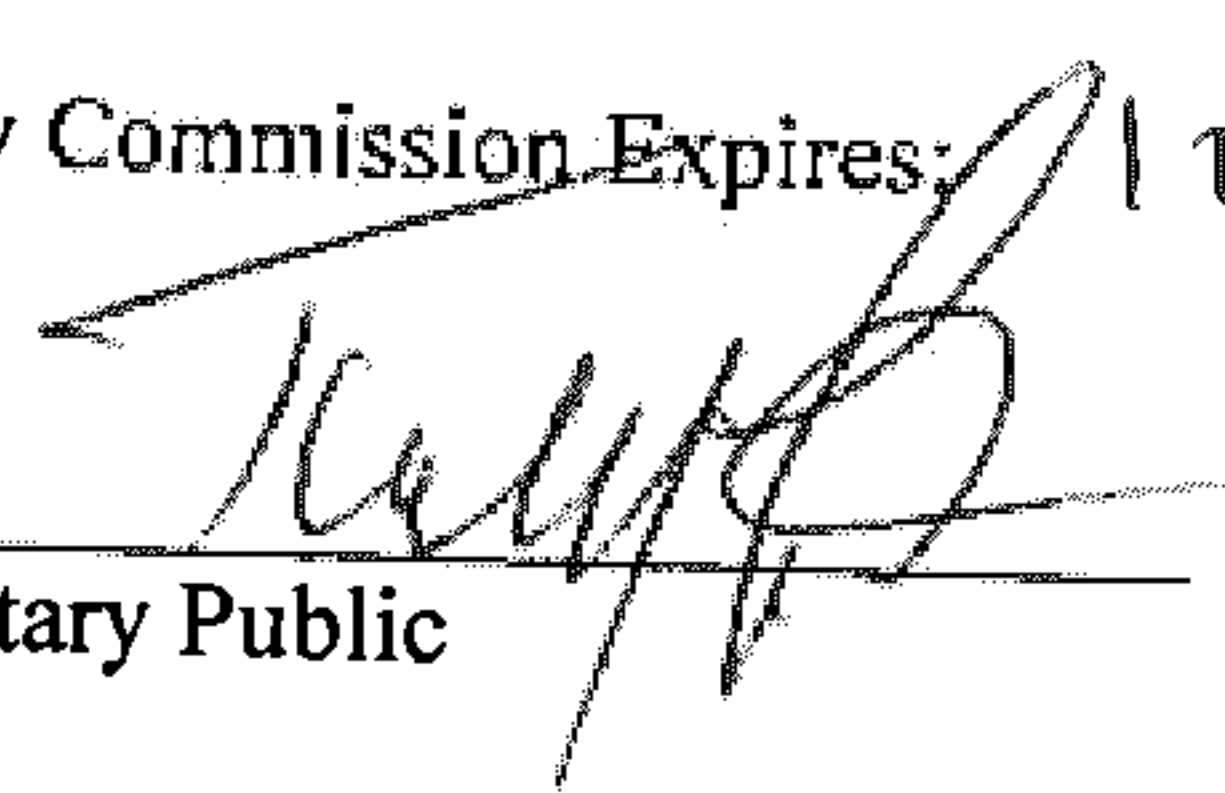

Daniel B. Gilbert

STATE OF ALABAMA
COUNTY OF JEFFERSON

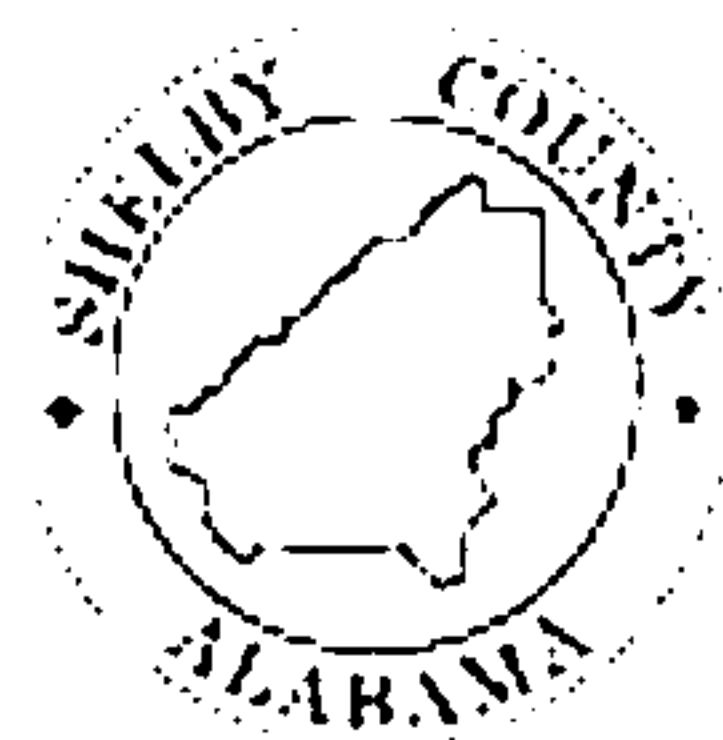
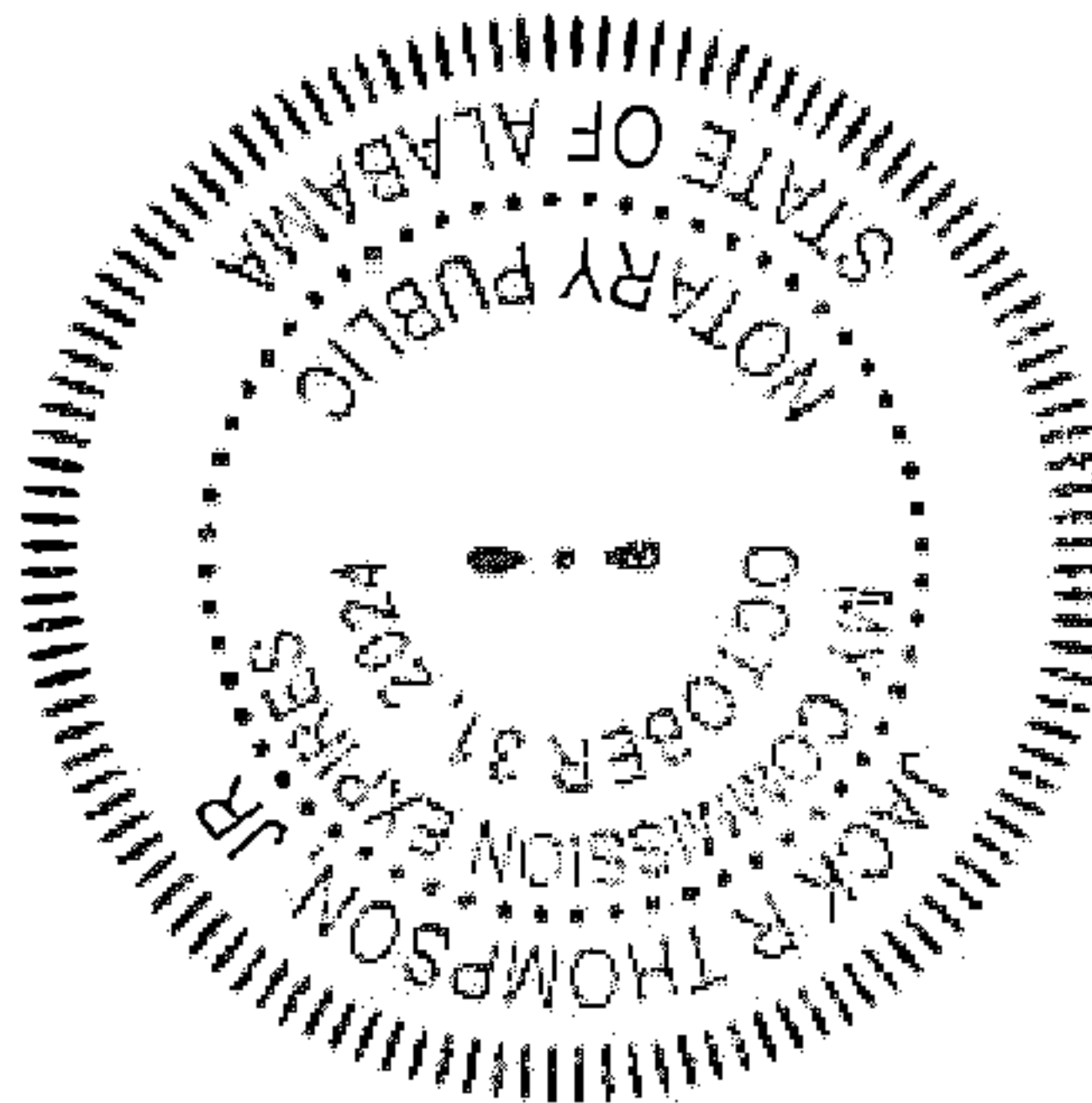
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Daniel B. Gilbert** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of July, 2021.

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2021 09:44:32 AM
\$315.00 MISTI
20210712000336150

Alex S. Boyd