

Prepared By and Return To:

Jon J. Rutledge, LLC  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
PH 205.795.2088

(THIS GENERAL WARRANTY DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

**GENERAL WARRANTY DEED**

This GENERAL WARRANTY DEED dated May <sup>10<sup>th</sup></sup> 9<sup>th</sup>, 2018, by SILVIA E. DRUMMOND, a married woman, also sometimes known as SILVIA DRUMMOND HOEHN, (hereinafter called the "Grantor"), to SILVIA E. DRUMMOND, as TRUSTEE OF THE SILVIA E. DRUMMOND REVOCABLE LIVING TRUST u/a/d May 7<sup>th</sup>, 2018, whose post office mailing address is 2051 Glen Eagle Lane, Birmingham, AL 35242 (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and inconsideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in Bay County, Florida, viz:

**Condominium Unit No. 412, of Bay Point Golf Villas I, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 447, at Page 727, of the Public Records of Bay County, Florida, together with the undivided interest in the Common Elements which are appurtenant to the unit as set out in said Declaration of Condominium.**

GRANTOR HEREIN AFFIRMS THAT SUBJECT PROPERTY IS NOT HOMESTEAD OF HERSELF OR HER SPOUSE

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

**GENERAL WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Jason W Crowe*  
(Witness Signature)

Jason W Crowe  
(Witness Print Name)

*Silvia E Drummond*  
SILVIA E. DRUMMOND (Grantor)  
2051 Glen Eagle Lane  
Birmingham, AL 35242

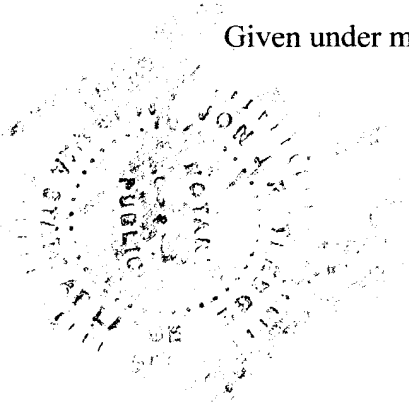
*Tanya Ray*  
(Witness Signature)

Tanya Ray  
(Witness Print Name)

STATE OF ALABAMA    )  
COUNTY OF Shelby    )

I, the undersigned, Jon J Rutledge, a Notary Public in and for said County in said State, hereby certify that SILVIA E. DRUMMOND, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 10<sup>th</sup> day of May, 2018.



*Jon J Rutledge*  
Notary Public  
My Commission Expires: 07-17-2018