

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
Katrina F. Timmons
127 King Richards Way
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and NO/100—(\$175,000.00) Dollars, 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 whereof is acknowledged I or we

Laurel Dawn Berryhill McBurney, an unmarried woman, whose mailing address is:

1048 28th Ave. S. ; Homewood, AL 35209

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Katrina F. Timmons, whose mailing address is:

127 King Richards Way ; Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: 127 King Richards Way, Calera, AL 35040 to-wit

Lot 33, according to the Final Plat Nottingham Phase 1, as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$175,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith, said mortgage being in the amount of \$178,762.00.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted

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 persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 17th day of December, 2015.

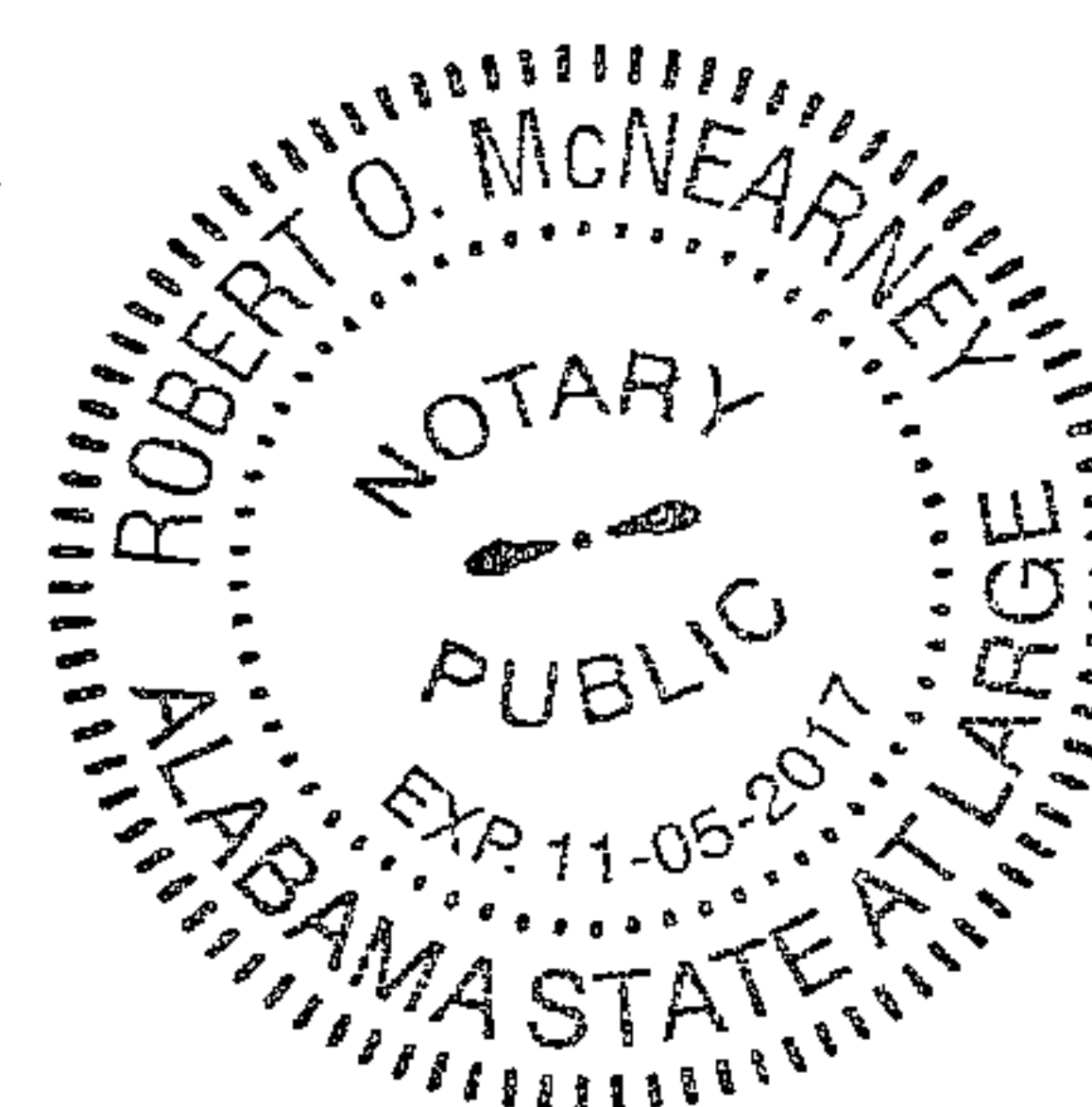
Laurel Dawn Berryhill McBurney
Laurel Dawn Berryhill McBurney

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laurel Dawn Berryhill McBurney, an unmarried woman, 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 this conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2015.

Robert O. McNearney
NOTARY PUBLIC My Commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2015 02:41:44 PM
\$18.00 CHERRY
20151221000434590

James W. Fuhrmeister