

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Heath Holbert
130 Highview Cove
Pelham, Alabama 35124

20170321000093880
03/21/2017 10:11:06 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$159,000.00, 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 whereof is acknowledged, I or we Karen R. Sykes a single person, whose mailing address is 803 Chase Lake Parkway B'ham, AL 35244 (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto Heath Holbert, whose mailing address is 130 Highview Cove Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 130 Highview Cove, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$140,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Karen R. Sykes a single person has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of March, 2017.

Karen R. Sykes
Karen R. Sykes

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Karen R. Sykes, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of March, 2017.

[Signature]
Notary Public
Commission Expires: 10/31/2020

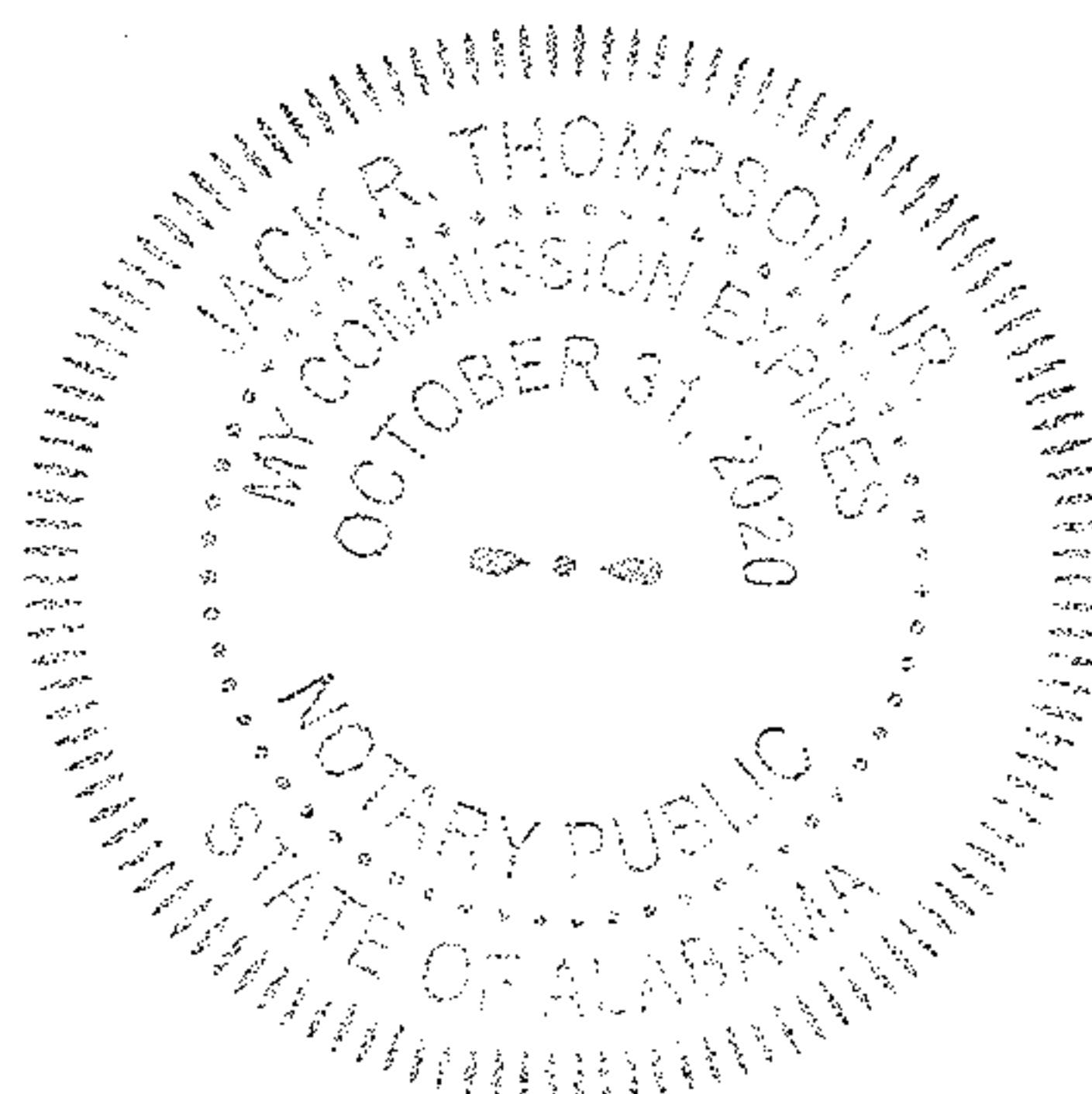


EXHIBIT "A"
Legal Description

Lot 176, according to the Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, page 105, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2017 10:11:06 AM
\$37.00 CHERRY
20170321000093880

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the typed name of the County Clerk.