

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
ESTES CLOSINGS, LLC  
2188 Parkway Lake Drive, Ste 101  
Hoover, Alabama 35244

20170407000119050  
04/07/2017 02:20:02 PM  
DEEDS 1/2

SEND TAX NOTICE TO:  
Andrea Hurst  
265 Lacey Avenue  
Maylene, AL 35114

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Twenty-Two Thousand and 00/100 Dollars (\$222,000.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

**James Andrew Wilkes and Allison Davis Wilkes, Husband and Wife**

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

**Andrea Hurst**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 39, according to the Survey of Lacey's Grove Phase 1, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.  
*Pay* \$217,979.00  
~~\$220,924.00~~ of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE, heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the **7th** day of **April, 2017**.

*James Andrew Wilkes*  
James Andrew Wilkes

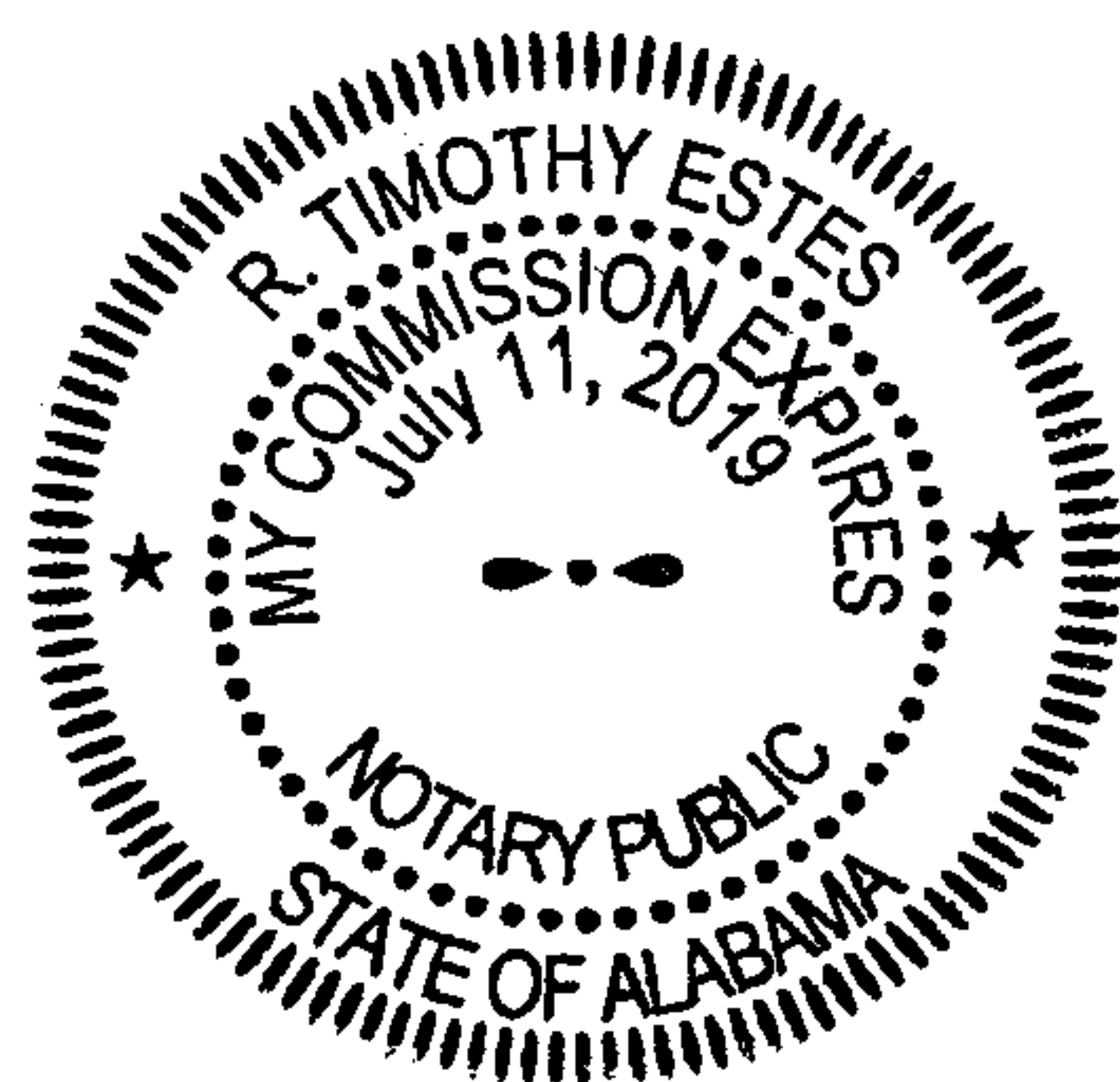
*Allison Davis Wilkes*  
Allison Davis Wilkes

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Andrew Wilkes and Allison Davis Wilkes** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **7th** day of **April, 2017**

SEAL



*R. Timothy Estes*  
Notary Public  
My Commission Expires: 7/11/19

17-0110

