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)	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)	

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

\$21,7,979.00 \$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

Allison Davis Wilkes

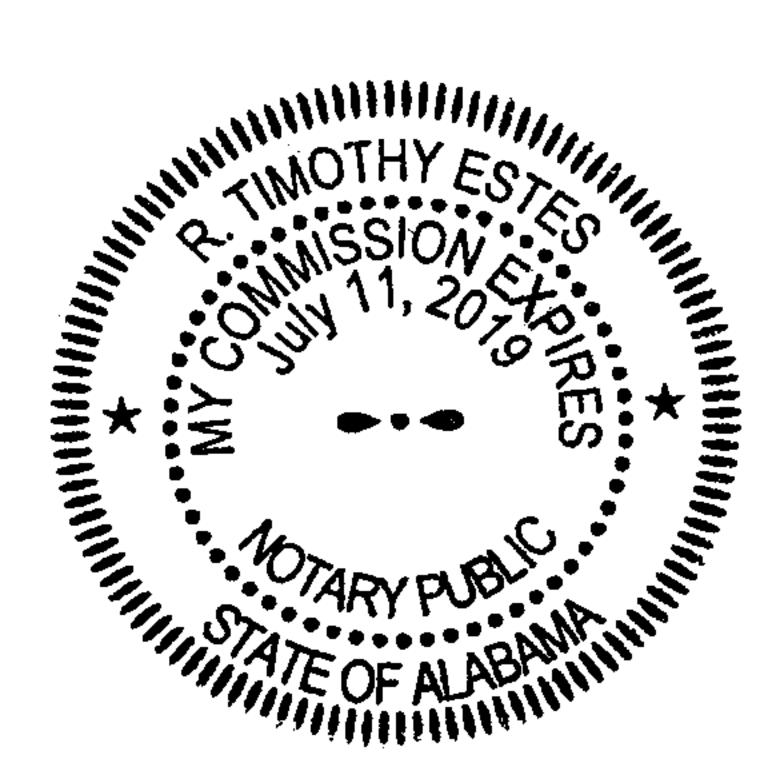
Allison Davis Wilkes

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



Notary Public

My Commission Expires: 7/11/9

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James Andrew Wilkes and Allison Davis Wilkes	Grantee's Nan	ne <u>Andrea Hurst</u>
Mailing Address	265 Lacey Avenue Maylene, AL 35114	Mailing Addre	ss <mark>265 Lacey Avenue</mark> Maylene, AL 35114
Property Address 265 Lacey Avenue Maylene, AL 35114		Date of Sa	le <u>April 7, 2017</u>
	inayiono, AL OUTTA	Total Purchase Pricor	ce \$222,000.00
		Actual Value or Assessor's Market Value	\$ ne\$
-	rice or actual value claimed on this k one) (Recordation of documenta	form can be verified in	the following documentary
Bill of Sale Sales Contract Closing Statement		Appraisal Other	
If the conveyance	ce document presented for recorda of this form is not required.	ation contains all of the	required information referenced
	Ins	tructions	
	and mailing address - provide the eir current mailing address.	name of the person or	persons conveying interest to
Grantee's name property is bein	and mailing address - provide the g conveyed.	name of the person or	persons to whom interest to
Property address date on which is	ss - the physical address of the pronterest to the property was conveye	perty being conveyed, i ed.	f available. Date of Sale - the
Total purchase conveyed by the	price - the total amount paid for the instrument offered for record.	e purchase of the prope	erty, both real and personal, being
conveyed by the	the property is not being sold, the instrument offered for record. This er or the assessor's current market	s may be evidenced by	
excluding curre responsibility of	ovided and the value must be detern to use valuation, of the property as valuing property for property tax page of Alabama 1975 § 40-22-1(h).	determined by the loca	I official charged with the
accurate. I furth	est of my knowledge and belief that er understand that any false stater idicated in <u>Code of Alabama 1975</u>	nents claimed on this fo	ined in this document is true and orm may result in the imposition
Date April 7, 201	7	Print James	Andrew Wilkes
Unattested	(verified by)	Sign MM	rantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 02:20:02 PM
\$22.50 DEBBIE

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