

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

Send Tax Notice To:
Shannon Hannah
1106 Emerald Ridge Drive
Calera, AL 35040

20171103000400890
11/03/2017 02:21:41 PM
DEEDS 1/3

WARRANTY DEED

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

That, in consideration of \$140,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Aba-Nyamekye K. Goodloe, now known as Aba-Nyamekye K. Goodloe Quarles and Glastic Quarles, Jr. a married couple (the "Grantor", whether one or more), whose mailing address is 2109 Willow Creek Dr Little Elm TX 75068 do hereby grant, bargain, sell, and convey unto Shannon Hannah (the "Grantee", whether one or more), whose mailing address is 1106 Emerald Ridge Dr. Calera, AL 35040 the following-described real estate situated in Shelby County, Alabama, the address of which is 1106 Emerald Ridge Drive, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:


- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$137,464.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Aba-Nyamekye K. Goodloe, now known as Aba-Nyamekye K. Goodloe Quarles and Glasticc Quarles, Jr. has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of November, 2017.


Aba-Nyamekye K. Goodloe Quarles


Glastic Quarles, Jr.

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Aba-Nyamekye K. Goodloe, now known as Aba-Nyamekye K. Goodloe Quarles and Glastic Quarles, Jr., 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, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 1st day of Nov., 2017.


Notary Public

Commission Expires: 10/31/2020

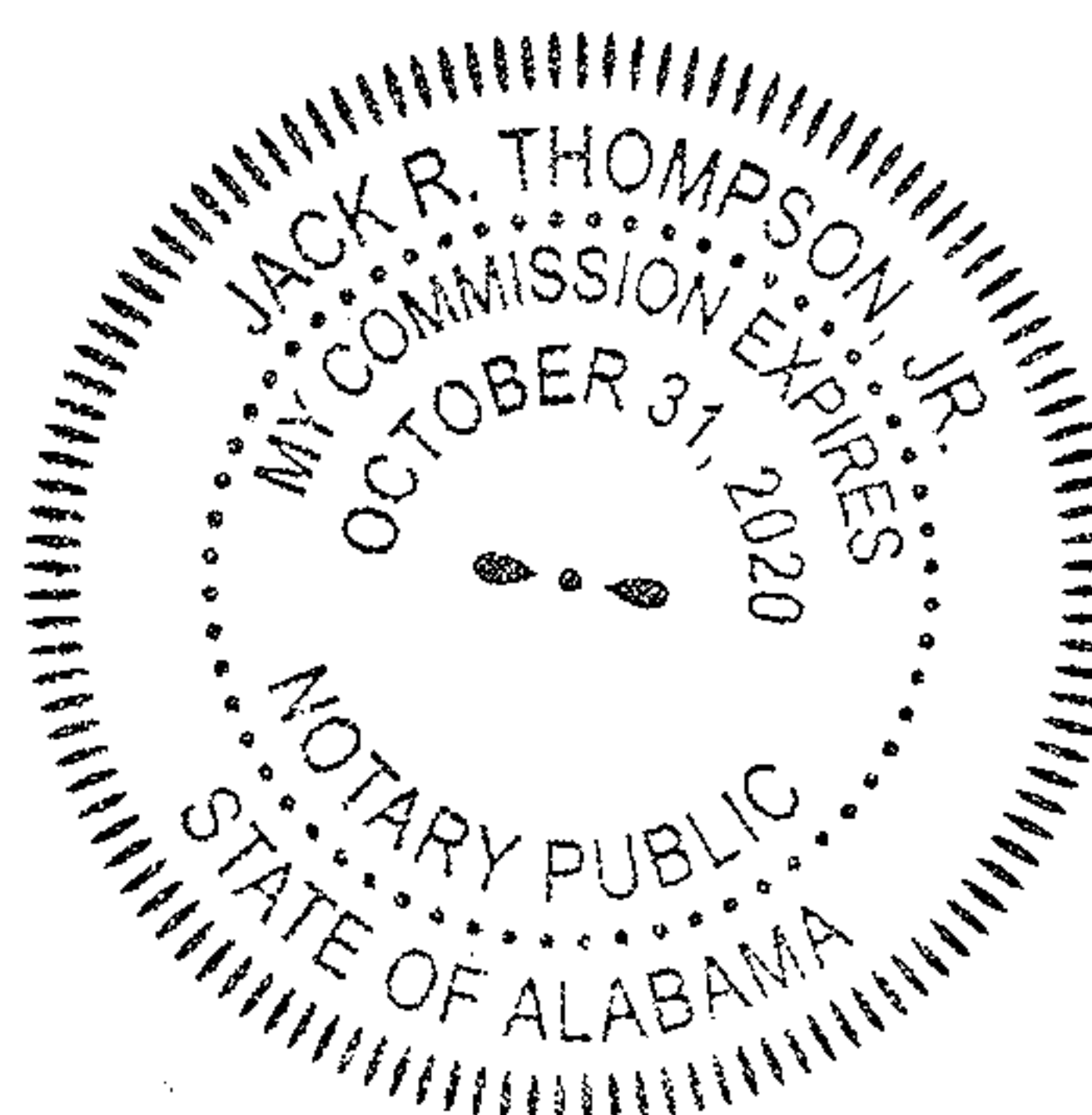


EXHIBIT "A"
Legal Description

Lot 122, according to the Survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112, 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
11/03/2017 02:21:41 PM
\$24.00 DEBBIE
20171103000400890

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.