

20171206000436810
12/06/2017 09:26:39 AM
DEEDS 1/2

Send tax notice to: Alma I. Duarte Miranda, 539 Creekview Dr., Pelham, Al. 35124

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty-nine thousand nine hundred and no/100 (\$129,900.00) 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,

Martin Thomas Dutcher, Successor Trustee of the Joy Dutcher Trust dated 11/6/1998
whose mailing address is:

PO Box 102 Pt. Clear, Al

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

Alma I. Duarte Miranda whose mailing address is:
539 Creekview Dr., 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: 539 Creekview Dr., Pelham, Al. 35124 to-wit:

Lot 17, in Block 1, Oak Mountain Estates, as recorded in Map Book 5, page 57 in the Probate Office of Shelby County, Alabama.

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

\$129,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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 hands(s) and seal(s) this 4 day of December, 2017.

_____(Seal)
MARTIN THOMAS DUTCHER AS SUCCESSOR
TRUSTEE OF THE JOY DUTCHER TRUST
DATED 11/6/1998

M T Dutcher (Seal)

State of ALABAMA
County of JEFFERSON

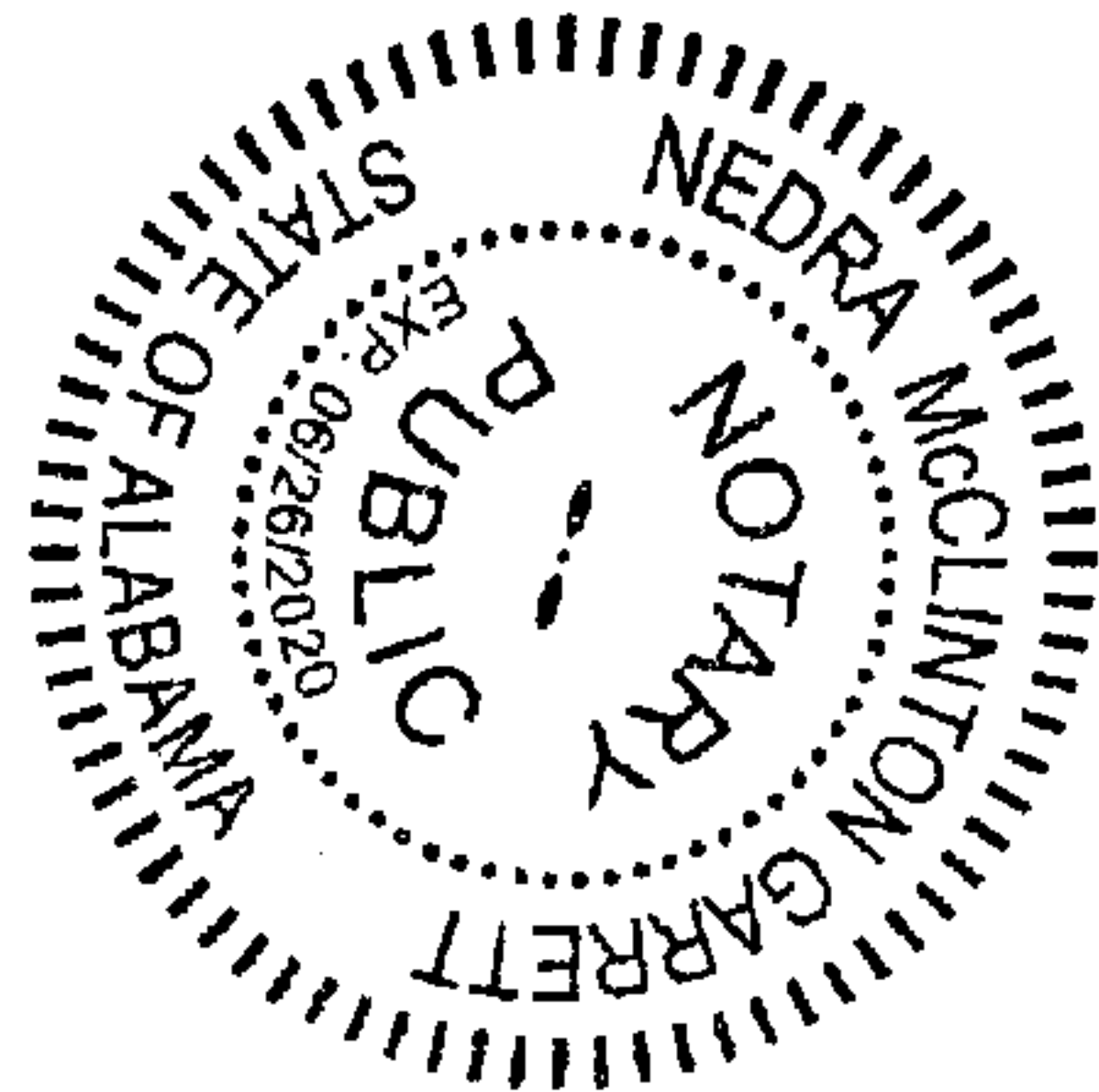
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin Thomas Dutcher as Successor Trustee of the Joy Dutcher Trust dated 11/6/1998 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he as Successor Trustee of the Joy Dutcher Trust dated 11/6/1998 and in his capacity as Successor Trustee has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of December, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires:

6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 09:26:39 AM
\$19.00 CHERRY
20171206000436810

J. Fuhrmeister