

# WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Courtney B. Calvin  
257 Park Place Way  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$109,900.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Calvin W. Kennedy**, an unmarried man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Courtney B. Calvin** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 19, according to the Survey of Park Place Second Addition, as recorded in Map Book 17, Page 16, in the Probate Office of Shelby County, Alabama.**

\$107,908.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

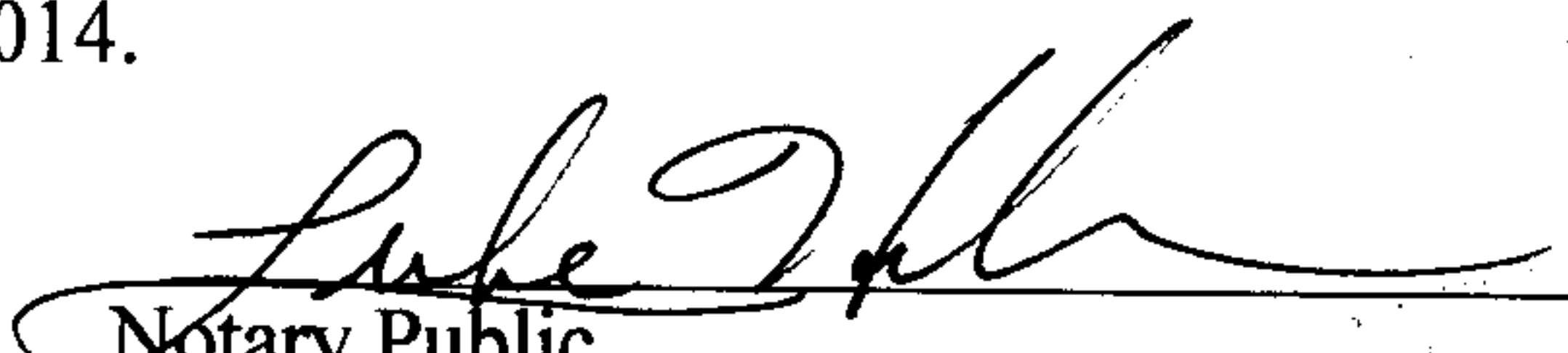
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this April 30, 2014.

  
\_\_\_\_\_  
**Calvin W. Kennedy**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Calvin W. Kennedy, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this April 30, 2014.


  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/26/16

Grantor's Address:  
165 Belveder Place  
Alabaster, AL 35007

Property Address:  
257 Park Place Way  
Alabaster, AL 35007

The consideration recited herein  
is the contract sales price.

  
20140506000134930 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/06/2014 09:56:59 AM FILED/CERT

Shelby County, AL 05/06/2014  
State of Alabama  
Deed Tax: \$2.00