

20140828000270740 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/28/2014 10:39:44 AM FILED/CERT

FILE NO: V14-037

Send Tax Notice To: Azure Properties Group, LLC
2700 Corporate Drive, Suite 200
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED DOLLARS AND NO CENTS (\$118,300.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTORS, in hand paid by the GRANTEE herein, **Matthew A. Douglass and Amanda D. Douglas, husband and wife, whose mailing address is 226 Blackbridge Drive; Brandon, Mississippi 39042** (hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Azure Properties Group, LLC, an Alabama limited liability company, whose mailing address is 2700 Corporate Drive, Suite 200; Birmingham, Alabama 35242** (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is **362 Walker Way; Pelham, Alabama 35124**; to-wit:

LOT 301, ACCORDING TO THE AMENDED MAP OF THE VILLAGE AT STONEHAVEN, PHASE 3, FIRST ADDITION, AS RECORDED IN MAP BOOK 28, PAGE 27 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALL OF THE CONSIDERATION FOR THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR SECOND HOME OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15 day of August, 2014.


MATTHEW A. DOUGLAS


AMANDA D. DOUGLAS

STATE OF Mississippi)
COUNTY OF Rankin)

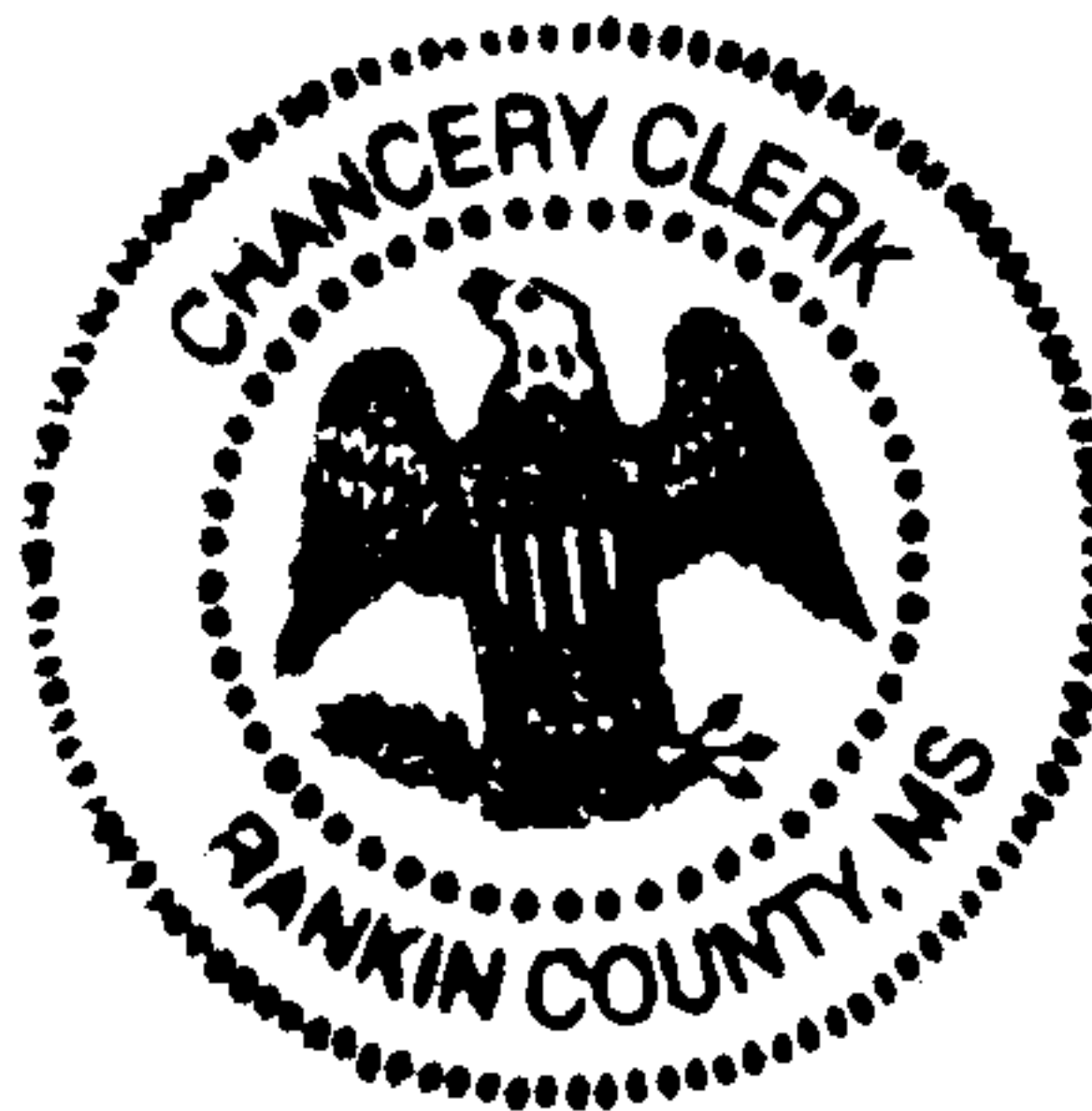
I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Matthew A. Douglass and Amanda D. Douglas**, whose names are signed to the foregoing conveyance, and who are known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 15th day of August, 2014.

LARRY SWALES
RANKIN CO. CHANCERY CLK.
BY: [Signature] D.C.
NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires Jan. 4, 2016

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209



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