

THIS INSTRUMENT WAS PREPARED BY: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

STATE OF ALABAMA

SHELBY COUNTY

SEND TAX NOTICE TO:

Sheree H. Andrews

1135 Berwick Rd.

Birmingham, Al. 35242



20150105000003650 1/2 \$54.50
Shelby Cnty Judge of Probate, AL
01/05/2015 10:48:14 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of **One hundred eighty-six thousand and no/100 (\$186,000.00)** Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, in hand paid to America's First Federal Credit Union, a federally chartered Credit Union, whose mailing address is: 1200 4th Ave. No., Birmingham, Al. 35203 hereinafter called Grantor, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto

SHEREE H. ANDREWS whose mailing address is: 1135 Berwick Rd. Birmingham, Al. 35242 hereinafter called Grantee,

in fee simple, the following described real estate situated in Shelby County, Alabama, the address of which is: 1135 Berwick Rd., Birmingham, Al. 35242 to-wit:

Lot 163-A, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28 in the Probate Office of Shelby County, Alabama.

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

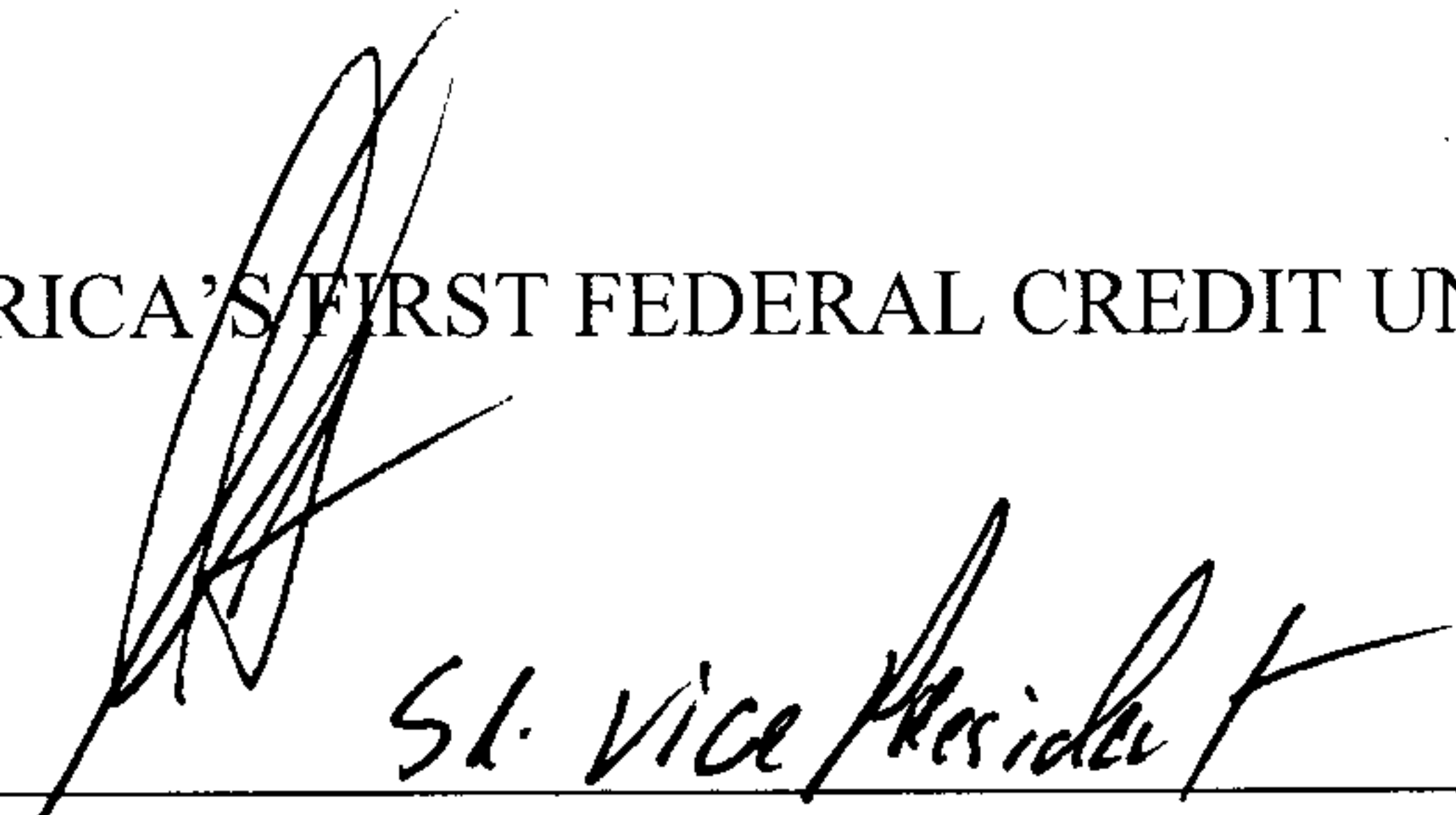
\$148,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

This conveyance is subject to taxes for 2014 and subsequent years; all easements, rights-of-way, encumbrances, covenants and restrictions of record.


TO HAVE AND TO HOLD to the said Grantee in fee simple forever.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice-President, who is authorized to execute this conveyance, hereto sets its signature and seal this the 19th day of December, 2014.

AMERICA'S FIRST FEDERAL CREDIT UNION



ALAN G. STABLER, SENIOR VICE-PRESIDENT


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SHELBY COUNTY

ACKNOWLEDGMENT

BEFORE ME, a Notary Public in and for said County and State, personally appeared Alan G. Stabler, whose name as Senior Vice-President of America's First Federal Credit Union, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being duly informed of the contents of this conveyance, he as such officer, and with full authority, executed the same voluntarily for and as the act of said Credit Union.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 19th day of December 2014





Notary Public

My commission Expires: 11/5/17