

SEND TAX NOTICE TO:

20150122000023240
01/22/2015 09:18:58 AM
DEEDS 1/2

James Edward Duke
260 Marwood Dr.
Birmingham, AL 35244

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$309,200.00, the amount of which can be verified by the Tax Assessors Value, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Wanda L. Duke, an unmarried woman,** whose mailing address is 260 Marwood Drive, B'ham, 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Edward Duke** whose mailing address is 260 Marwood Dr. Birmingham, AL 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama** and having a property address known as 260 Marwood Drive, Birmingham, Alabama 35244, to wit:

Lot 48-A, according to the Resubdivision of Lots 48 and 49, of the Amended Map of Marwood, 3rd Sector, as recorded in Map Book 18, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to unto said Grantee, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of January, 2015

Wanda L. Duke
WANDA L. DUKE

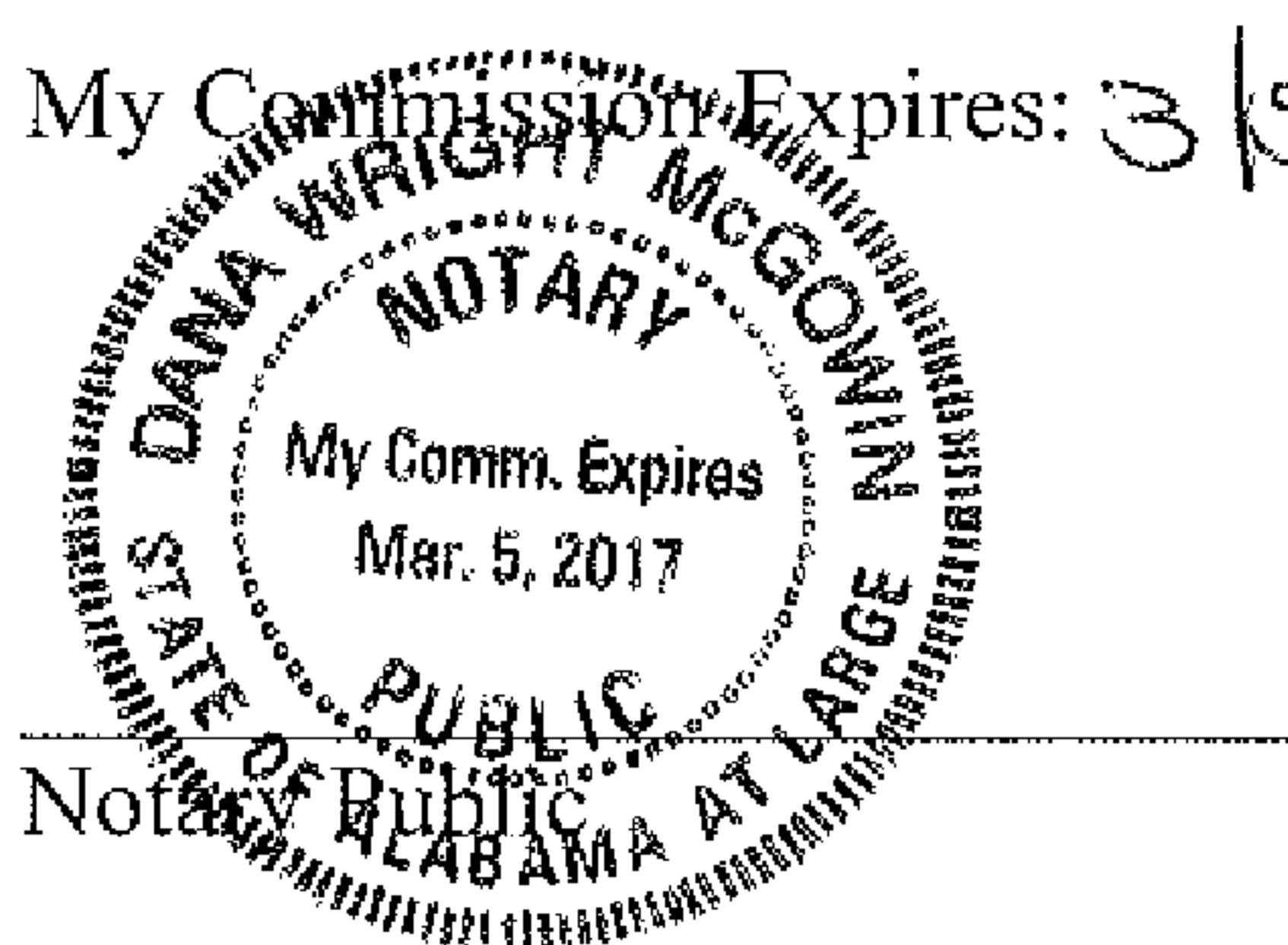
STATE OF Alabama
Jefferson County ss:

I, Dana Wright McGowin
a Notary Public in and for said county in said state, hereby certify that **Wanda L. Duke**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, SHE executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of January, 2015.

[Signature]
Notary Public

My Commission Expires: 3/5/17



(S E A L)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/22/2015 09:18:58 AM
\$326.50 CHERRY
20150122000023240

[Signature]