


Send tax notice to:
JERRY F. MAPLE
2913 KIRKCALDY LANE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015301

WARRANTY DEED


20150603000183220 1/2 \$30.50
Shelby Cnty Judge of Probate, AL
06/03/2015 08:28:17 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LAUREN GUILLEBEAU, A SINGLE INDIVIDUAL **whose mailing address** is: 3775 Crossings Crest, Birmingham AL 35242 (hereinafter referred to as "Grantors") by JERRY F. MAPLE and ANNA P. MAPLE, HUSBAND AND WIFE **whose mailing address** is: 2913 KIRKCALDY LANE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 25, BLOCK 2, ACCORDING TO THE SURVEY OF KIRKWALL, A SUBDIVISION OF INVERNESS AS RECORDED IN MAP BOOK 6, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT
2. EASEMENT(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 307, PAGE 423, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS WITH ALABAMA POWER COMPANY APPEARING OF RECORD IN MISC 20, PAGE 629 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC 20, PAGE 159 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS WITH ALABAMA POWER COMPANY APPEARING OF RECORD IN MISC 20, PAGE 629 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$251,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

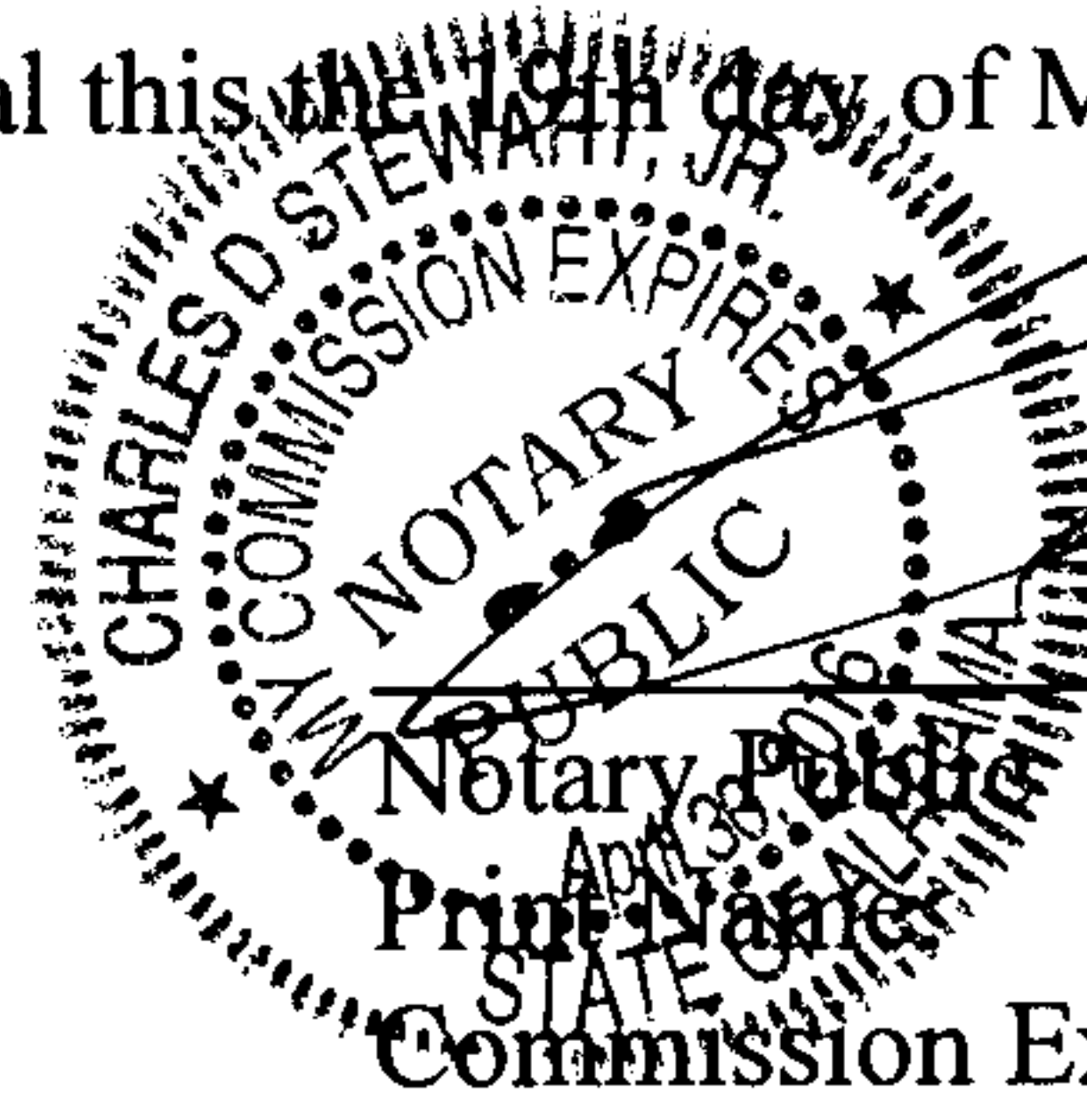
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 19th day of May, 2015.


LAUREN GUILLEBEAU

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAUREN GUILLEBEAU whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2015.


Notary Public
Print Name: _____
Commission Expires: 4/30/16



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