

**WARRANTY DEED**

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

Send Tax Notice To:  
David William Hodges  
161 Brook Highland Cove  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-Seven Thousand and 00/100 Dollars (\$167,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Sarah Beth Seales and husband, Anthony Seales**

(herein referred to as Grantors) do grant, bargain, sell and convey unto

**David William Hodges**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 33, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.**

**Sarah Beth Seales is one and the same person as Sarah Beth Hodges.**

\$150,800.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

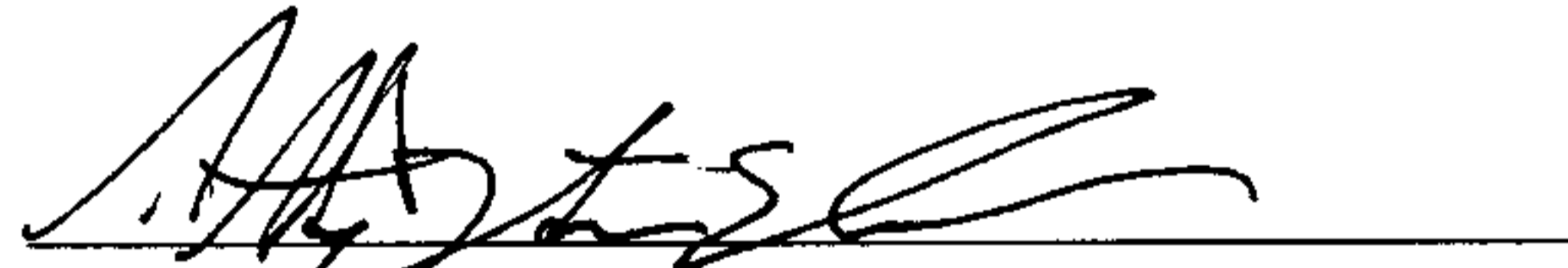
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this May 22, 2015.

  
Sarah Beth Seales

  
Anthony Seales

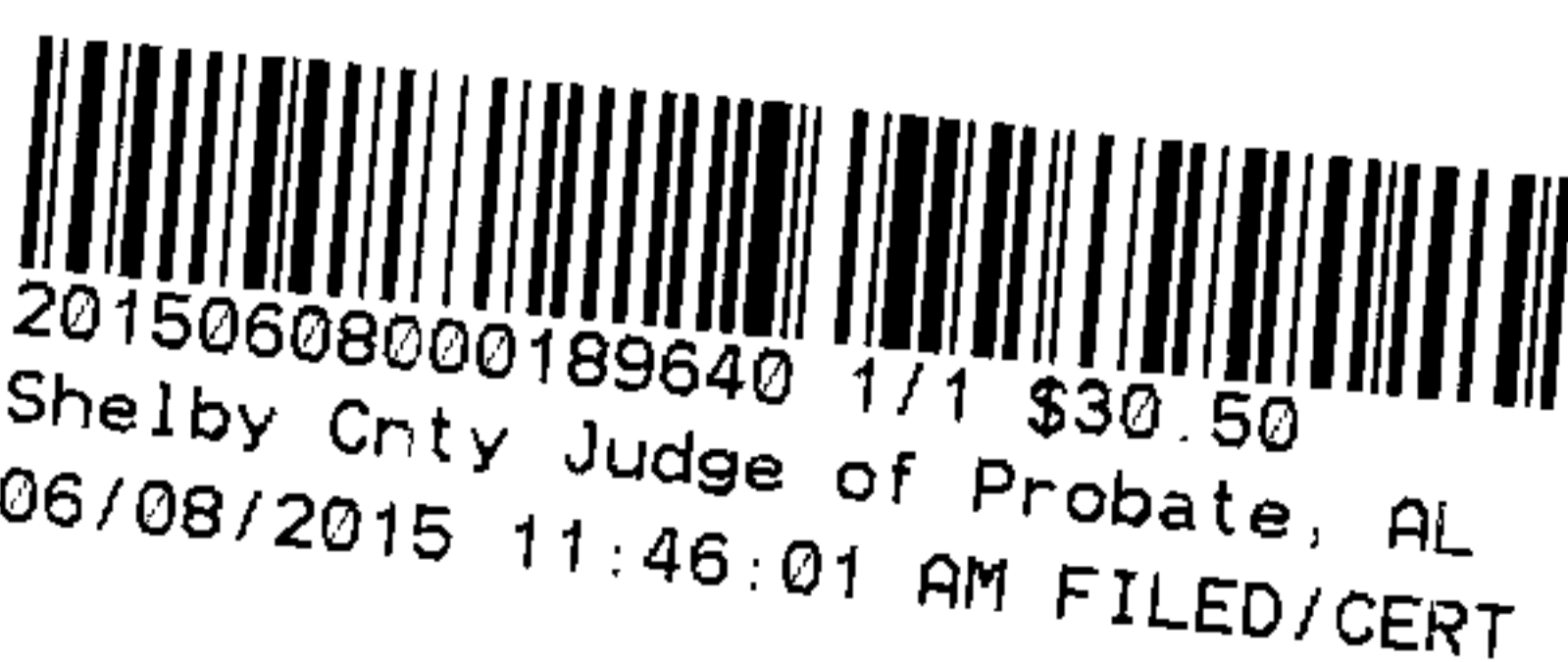
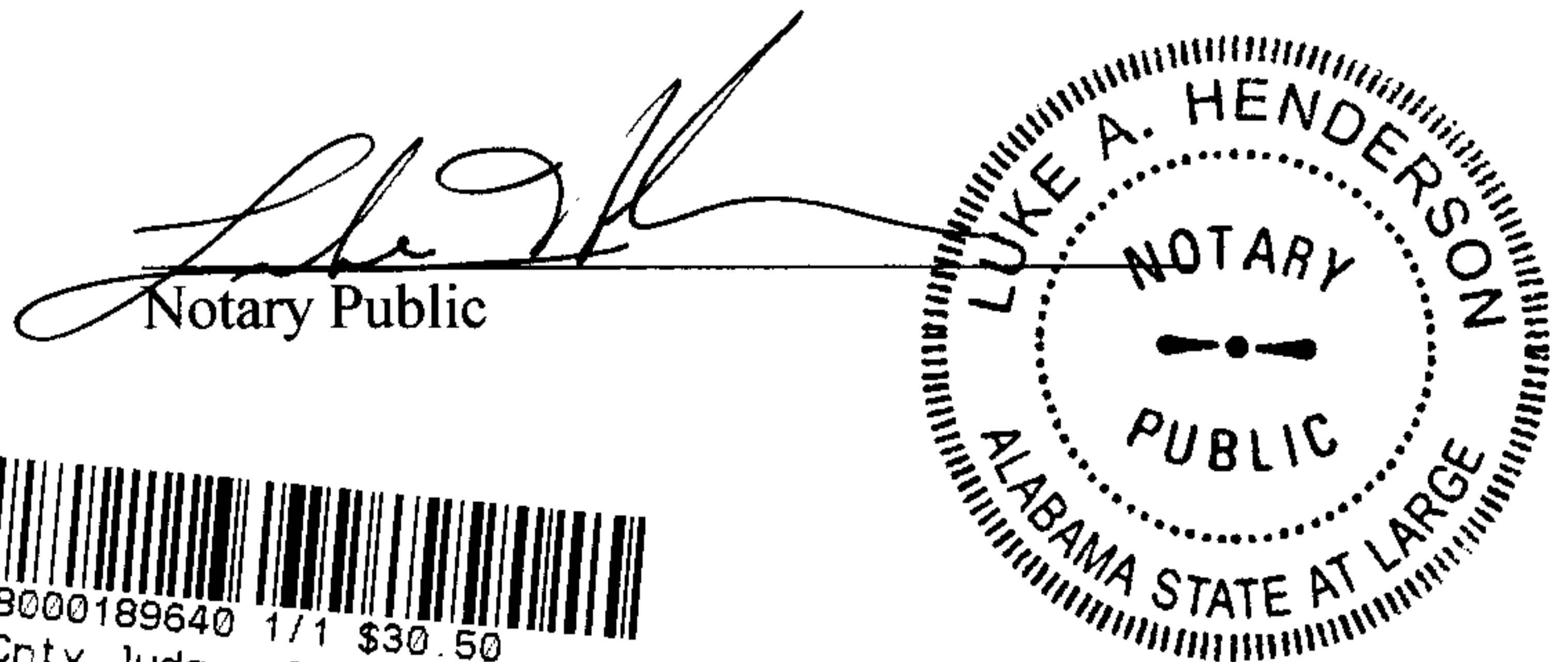
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Sarah Beth Seales and husband, Anthony Seales, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 22, 2015.

My Commission Expires: 7-26-16

Grantor's address:  
157 Brook Highland Cove  
Birmingham, AL 35242  
Property Address:  
161 Brook Highland Cove  
Birmingham, AL 35242



Shelby County, AL 06/08/2015  
State of Alabama  
Deed Tax: \$16.50