

20150618000204050
06/18/2015 08:37:16 AM
DEEDS 1/3

Return to after recordation: 420
Title 365-Coraopolis, 420 Rouser Road, Building 3, 5th Floor, Coraopolis, PA 15108

STATE OF ALABAMA

COUNTY OF SHELBY

17-229732 (1032)

Fair Market Value is: \$77,400.00

WARRANTY DEED

BRAD KIKER also known as ROBERT BRADLEY KIKER, now married, whose mailing address is 255 16th Street, Calera, AL 35040, hereinafter referred to as "Grantor", and

ROBERT BRADLEY KIKER, a married man, in fee simple, whose mailing address is 255 16th Street, Calera, AL 35040, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Zero and 00/100 Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lots 13 and 14, Block 96, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

It being the same property conveyed to Grantor herein by Deed recorded in Instrument # 20070625000295820, in the Office of the Judge of Probate of Shelby County, State of Alabama.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 46437

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ✓ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

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IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 5TH day of JUNE, 2015.

Brad Kiker also known as Robert Bradley Kiker
BRAD KIKER also known as
ROBERT BRADLEY KIKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that BRAD KIKER also known as ROBERT BRADLEY KIKER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 5TH day of JUNE, 2015.

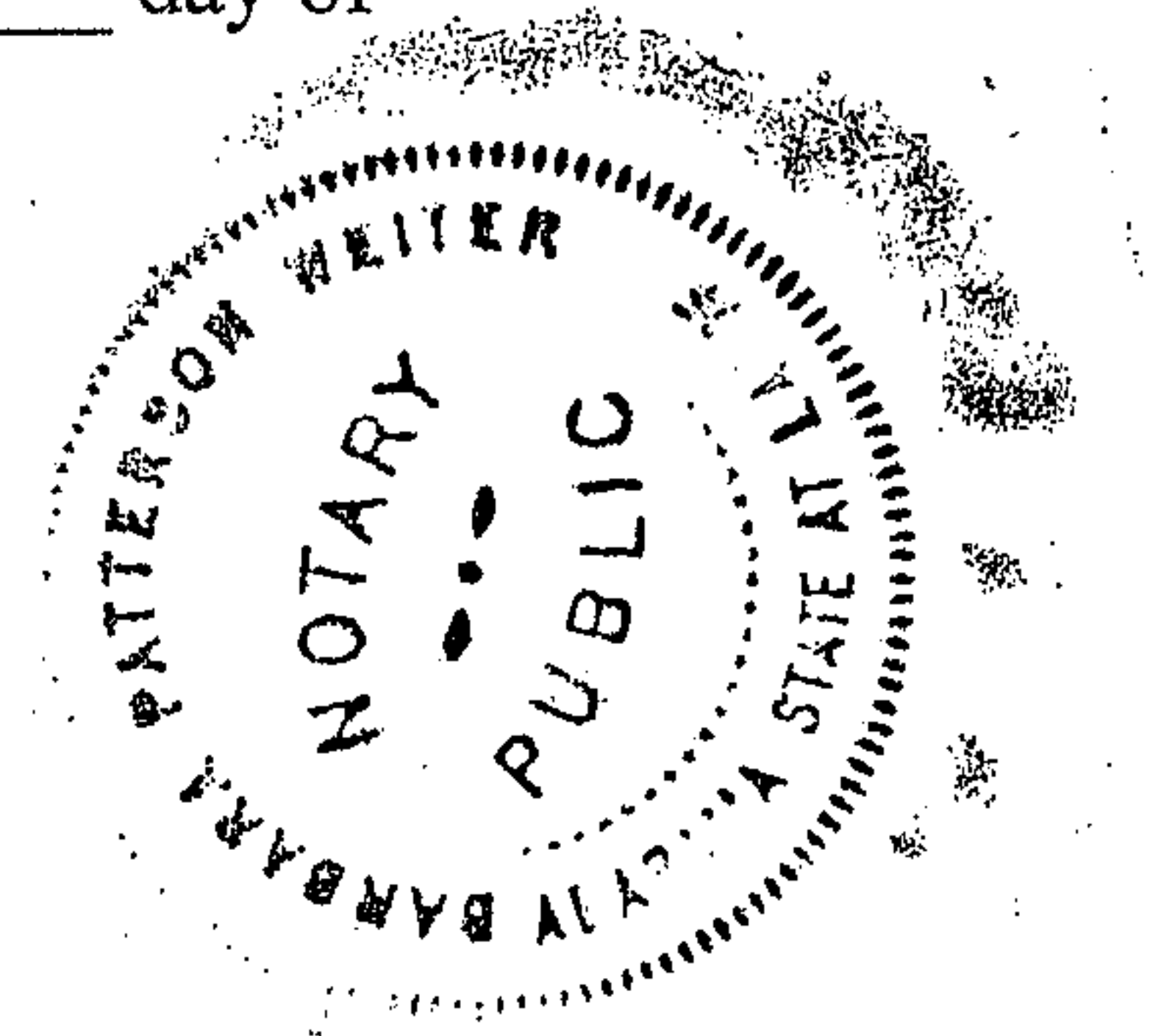
Barbara Patterson Weiter

Notary Public

BARBARA PATTERSON WEITER

Print Name

My Commission expires: 10/23/2016



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Brad Kiker, 255 16th Street, Calera, AL 35040

Grantee's address:

Robert Bradley Kiker, 255 16th Street, Calera, AL 35040

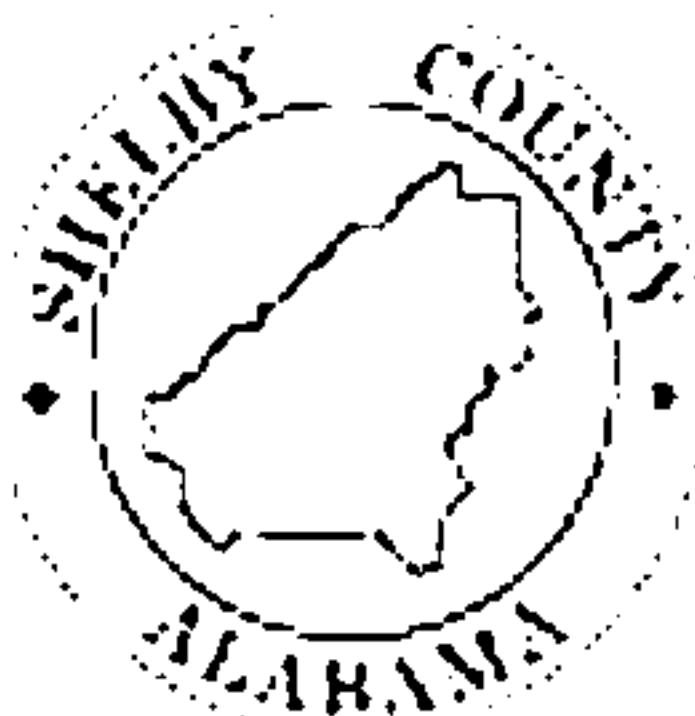
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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/18/2015 08:37:16 AM
\$21.00 JESSICA
20150618000204050

James W. Fuhrmeister