

Send tax notice to:
ANDREW D. BELL
695 SOUTHERN HILLS DRIVE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015343

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Five Thousand Five Hundred and 00/100 Dollars (\$135,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, REAL ESTATE READY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 695 Southern Hills Dr., Calera AL 35040 (hereinafter referred to as "Grantor") by ANDREW D. BELL and AMY E. BELL, HUSBAND AND WIFE **whose mailing address is:** 695 SOUTHERN HILLS DRIVE, CALERA, AL, 35040 (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:

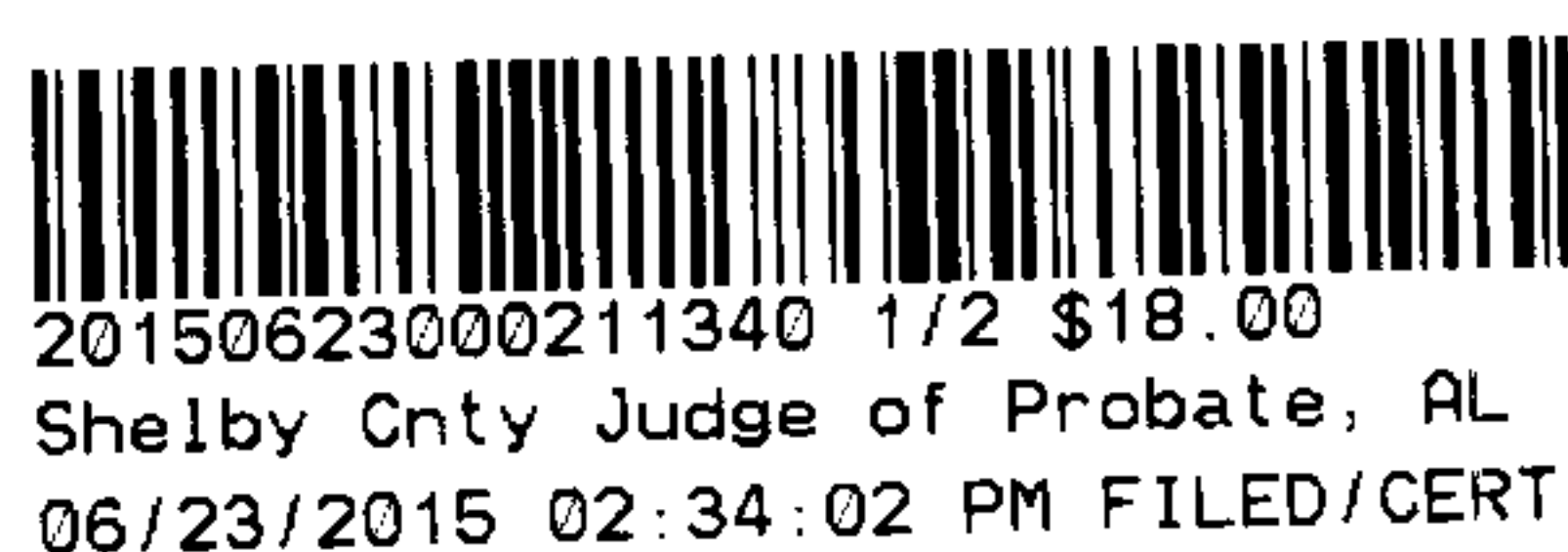
LOT 40, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, AS RECORDED IN MAP BOOK 7, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 25, PAGE 684.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 315, PAGE 215.

\$138,265.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, REAL ESTATE READY, LLC, by Wayne Welch, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of June, 2015.



REAL ESTATE READY, LLC



BY: WAYNE WELCH
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE WELCH, whose name as MEMBER of REAL ESTATE READY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of June, 2015.



Print Name: Charles D. Stevens, Jr.
Commission Expires: 30-16


20150623000211340 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/23/2015 02:34:02 PM FILED/CERT