

Send tax notice to:
STARLA JONES
149 FARMINGDALE DRIVE
HARPERSVILLE, AL 35078

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

STATE OF ALABAMA

2015428

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-One Thousand Nine Hundred Fifty-Eight and 00/100 Dollars (\$131,958.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, UNITED STATES OF AMERICA AKA USDA RURAL DEVELOPMENT whose mailing address is: 3831-C Palisades Drive, Tuscaloosa, AL 35465 (hereinafter referred to as "Grantor") by STARLA JONES whose mailing address is: 149 FARMINGDALE DRIVE, HARPERSVILLE, AL, 35078 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF FARMINGDALE ESTATES, SECTOR TWO, AS RECORDED IN MAP BOOK 35, PAGE 130, 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. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2005-52068
4. 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.

\$131,958.00 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, USDA RURAL DEVELOPMENT, by TERESA LONG, its AREA DIRECTOR, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8th day of July, 2015.

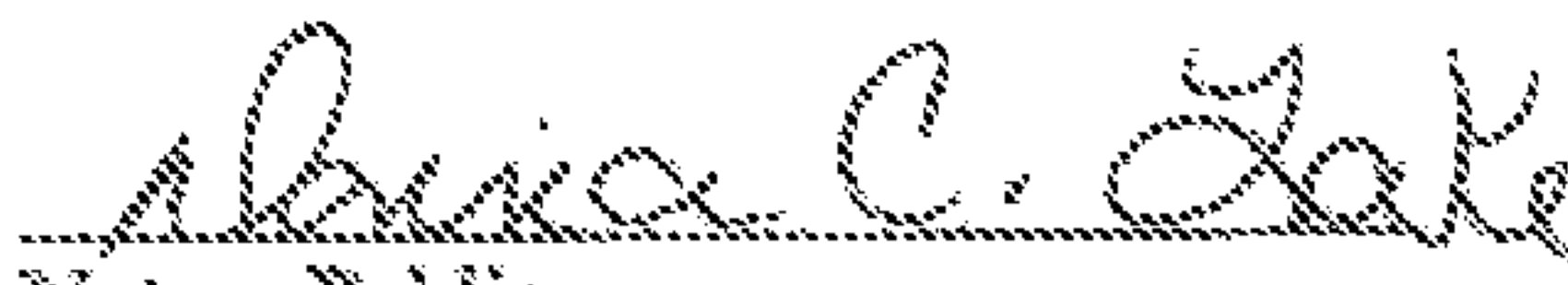
USDA RURAL DEVELOPMENT


BY: TERESA LONG
ITS: AREA DIRECTOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERESA LONG, whose name as AREA DIRECTOR or USDA RURAL DEVELOPMENT 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, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8th day of July, 2015.


Notary Public
Print Name:
Commission Expires: 2/20/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2015 04:09:41 PM
\$149.00 JESSICA
20150710000234330

