

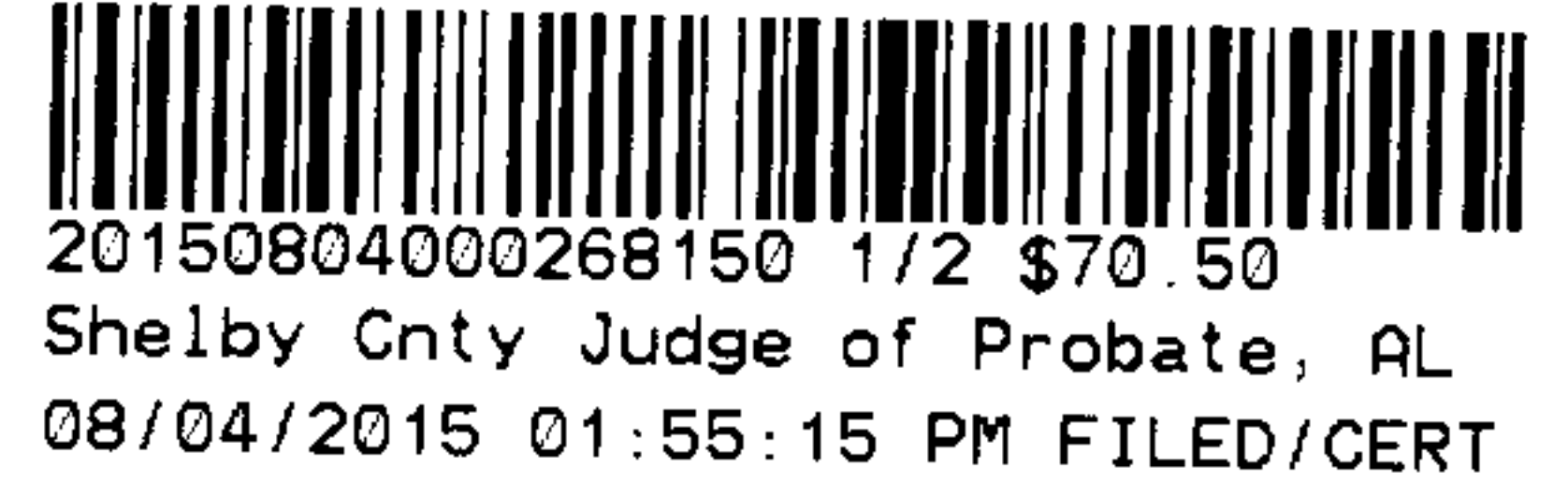
15-1591

Send tax notice to: Leanne R. Church, 304 Bradberry Lane, Birmingham Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty-one thousand five hundred and no/100 (\$281,500.00) Dollars the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Larry E. Borders, an unmarried man, whose mailing address is:
545 Overhill Dr. ; Pelham, AL 35124

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Leanne R. Church, whose mailing address is: 304 Bradberry Lane, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 304 Bradberry Lane, Birmingham, Al. 35242** to-wit:

Lot 43, according to the Survey of Cobblestone Square, as recorded in Map Book 16, Page 153 in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

\$228,015.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 31st day of July, 2015.



LARRY E. BORDERS

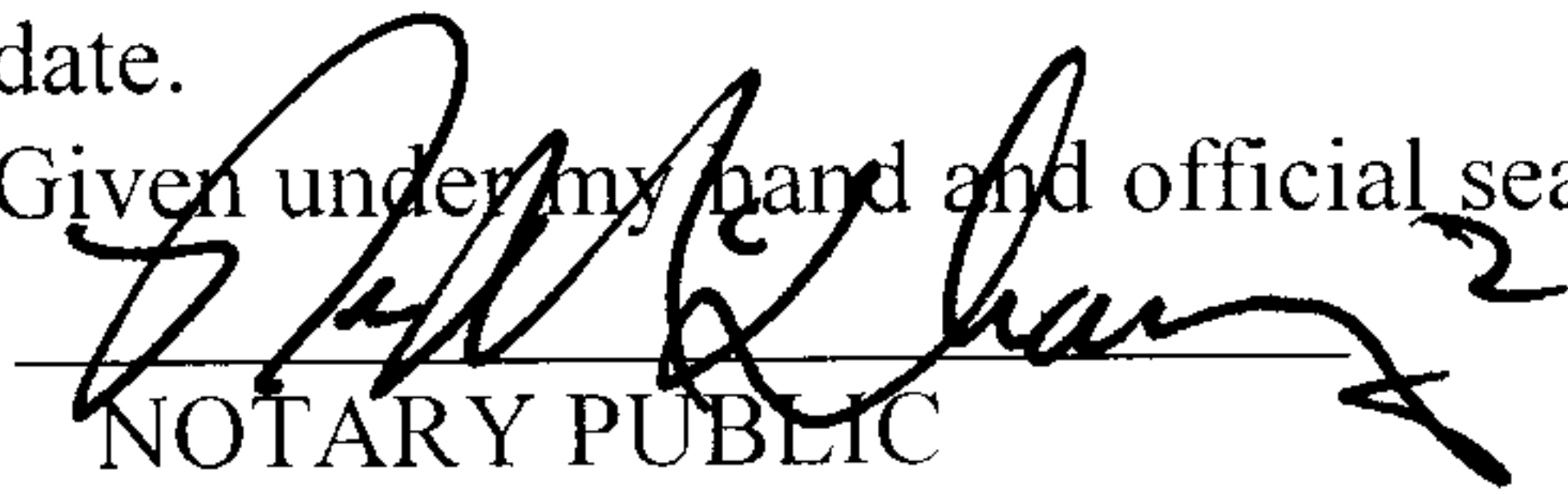
(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

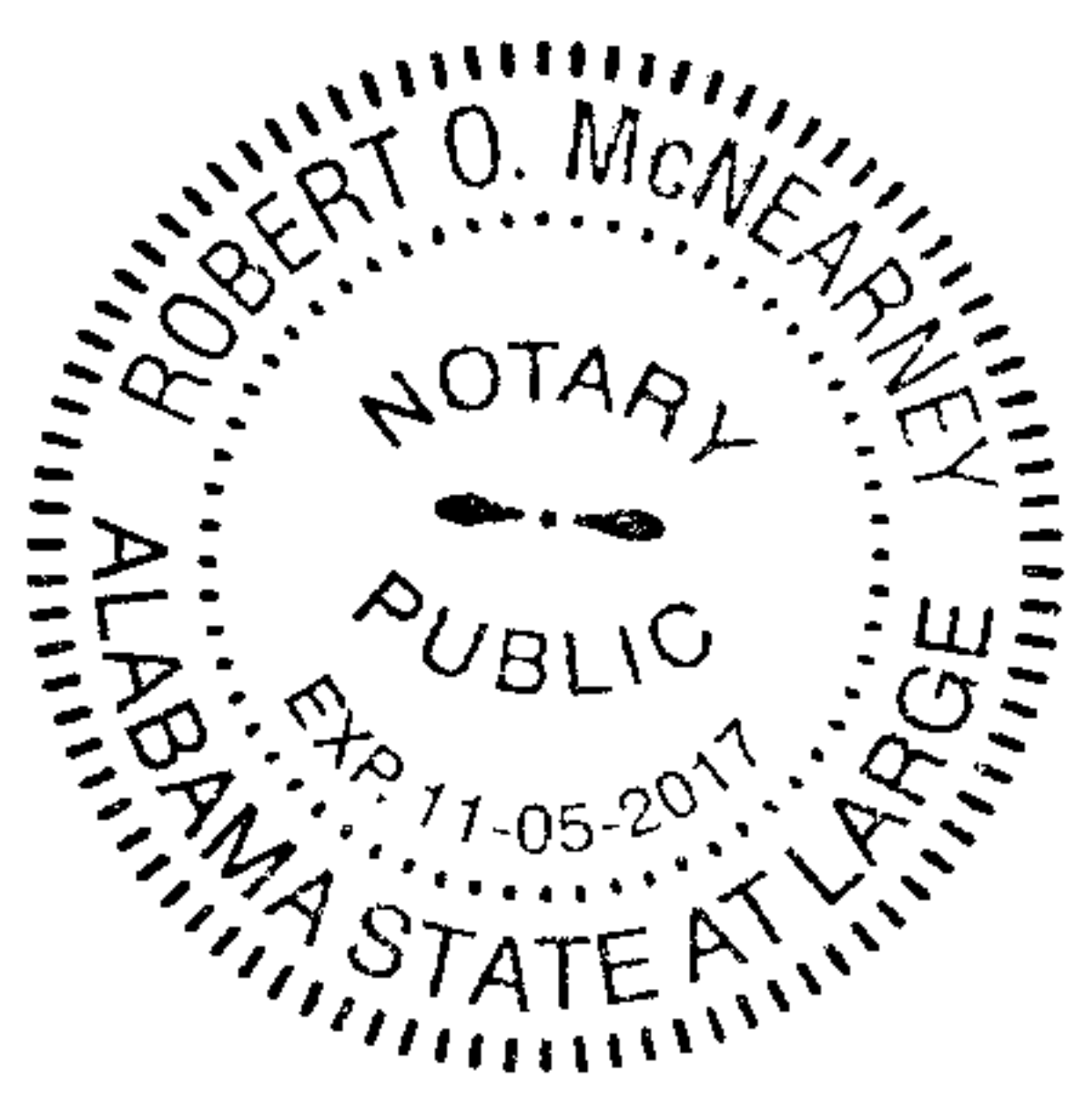
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry E. Borders, an unmarried man, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 31st day of July, 2015.



NOTARY PUBLIC

My commission expires: 11/5/17




20150804000268150 2/2 \$70.50
Shelby Cnty Judge of Probate, AL
08/04/2015 01:55:15 PM FILED/CERT