

This instrument prepared by:
Kenneth B. St. John, Attorney-at-Law
1900 Indian Lake Drive
Birmingham, AL 35244
File # 2015-07-4770
Documentary Evidence: Sales Contract

Send tax notice to:
John H. Bennett, Jr.
205 Creden Circle
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-Nine Thousand and 00/100 Dollars (\$159,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, I, **Nancy J. Ford, an unmarried woman** (hereinafter referred to as "Grantor") do by these presents, grant, bargain, sell, and convey unto **John H. Bennett, Jr.** (hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 315, according to the survey of Weatherly, Credenhill, Sector 21, as recorded in Map Book 20, page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


SUBJECT TO: Taxes for the current year and all subsequent years, all restrictions, covenants, conditions, encumbrances, encroachments, easements, rights of way, set back lines, liens, releases, and other rights, if any, of record and not of record.

\$143,100.00 of the total purchase price recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to Grantee, his heirs and assigns forever.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I, the said Grantor, hereunto set my hand and seal, this the **13th day of August, 2015**.


 (Seal)
Nancy J. Ford

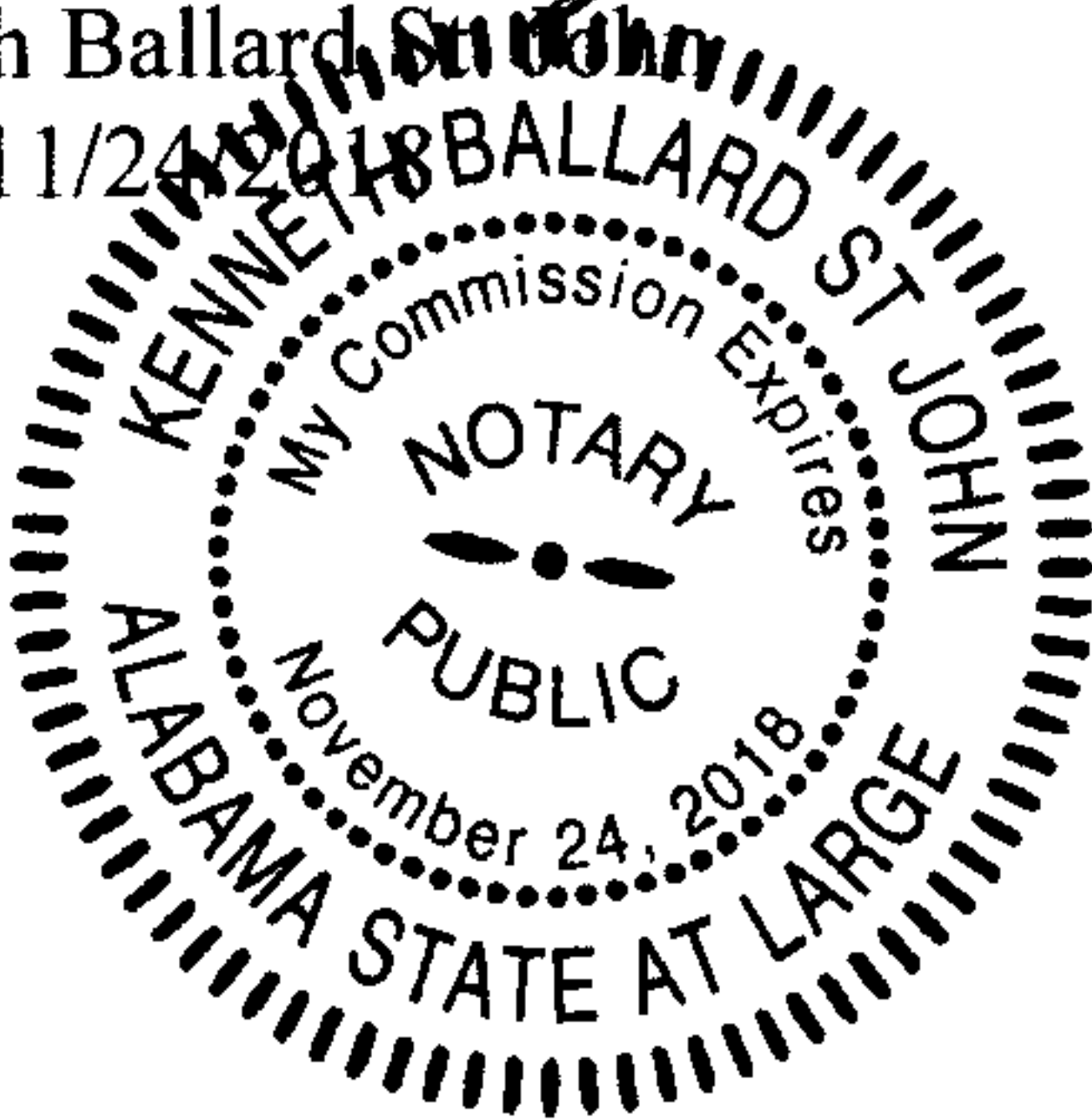
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Nancy J. Ford**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **13th day of August, 2015**.


20150814000281930 1/1 \$30.00
Shelby Cnty Judge of Probate, AL
08/14/2015 09:11:09 AM FILED/CERT


Notary Public: Kenneth Ballard St. John
Commission Expires: 11/24/2018



Property Address and
Grantee's Mailing Address:
205 Creden Circle
Alabaster, AL 35007

Shelby County, AL 08/14/2015
State of Alabama
Deed Tax: \$16.00

Grantor's mailing address:
220 CityGreen Way, #110
Chattanooga, TN 37405