

Send tax notice to:
CLARENCE A. MAYS
208 WILD TIMBERS PARKWAY
PELHAM, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015533

20150821000291290
08/21/2015 10:55:40 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOEY FULMER AND TARA FULMER, HUSBAND AND WIFE whose mailing address is: 208 Wild Timbers Park, Pelham, AL 35124 (hereinafter referred to as "Grantors") by CLARENCE A. MAYS and JANEEN S. MAYS whose mailing address is: 208 WILD TIMBERS PARKWAY, PELHAM, AL, 35124 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 53, according to the Final Plat of Wild Timber Phase 3, as recorded in Map Book 34, Page 118, in the Probate Office of Shelby County, Alabama.

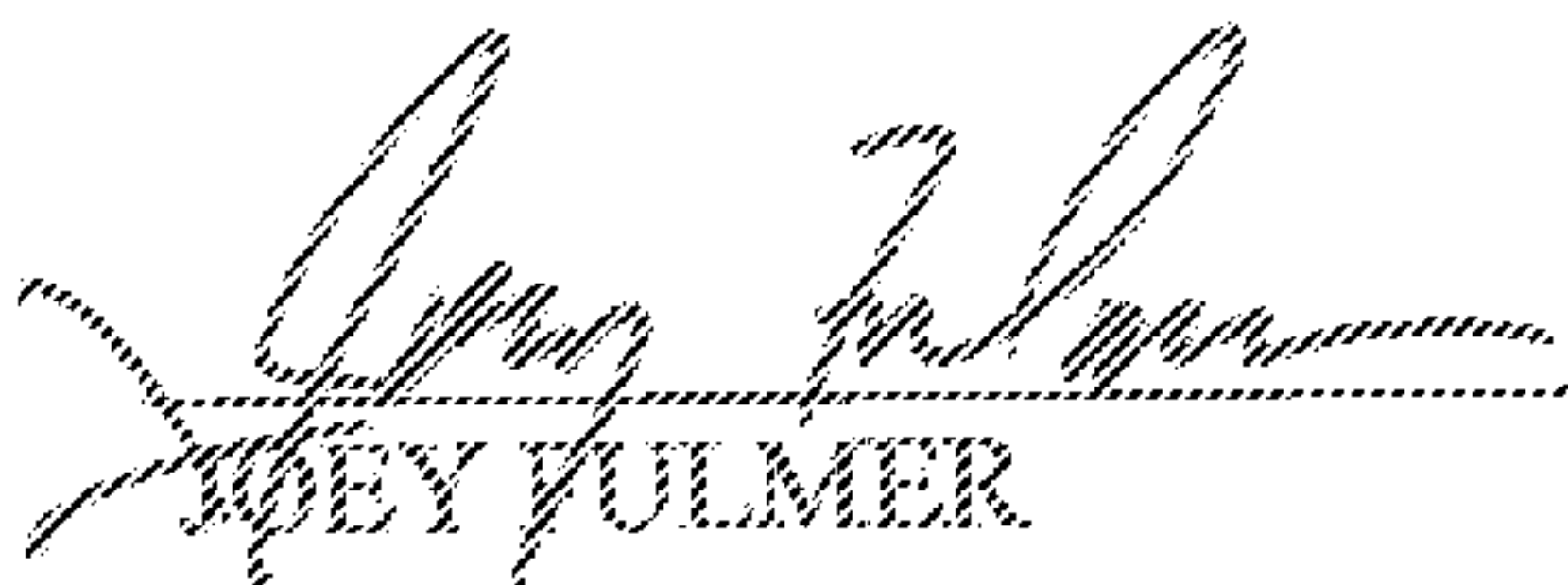
SUBJECT TO:

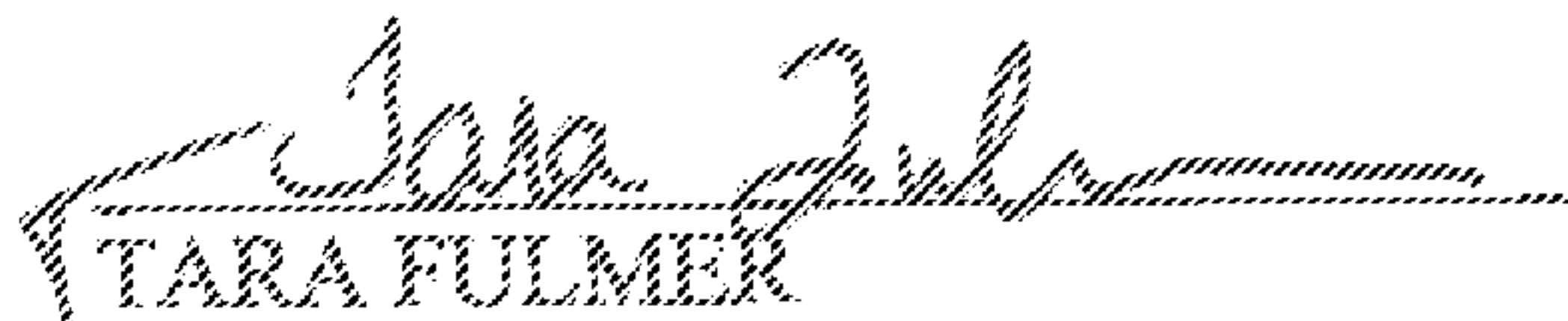
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2005-13239; INSTRUMENT NO. 2003-26598; INSTRUMENT NO. 2004-15032 AND INSTRUMENT NO. 2005-13238.

\$346,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of August, 2015.

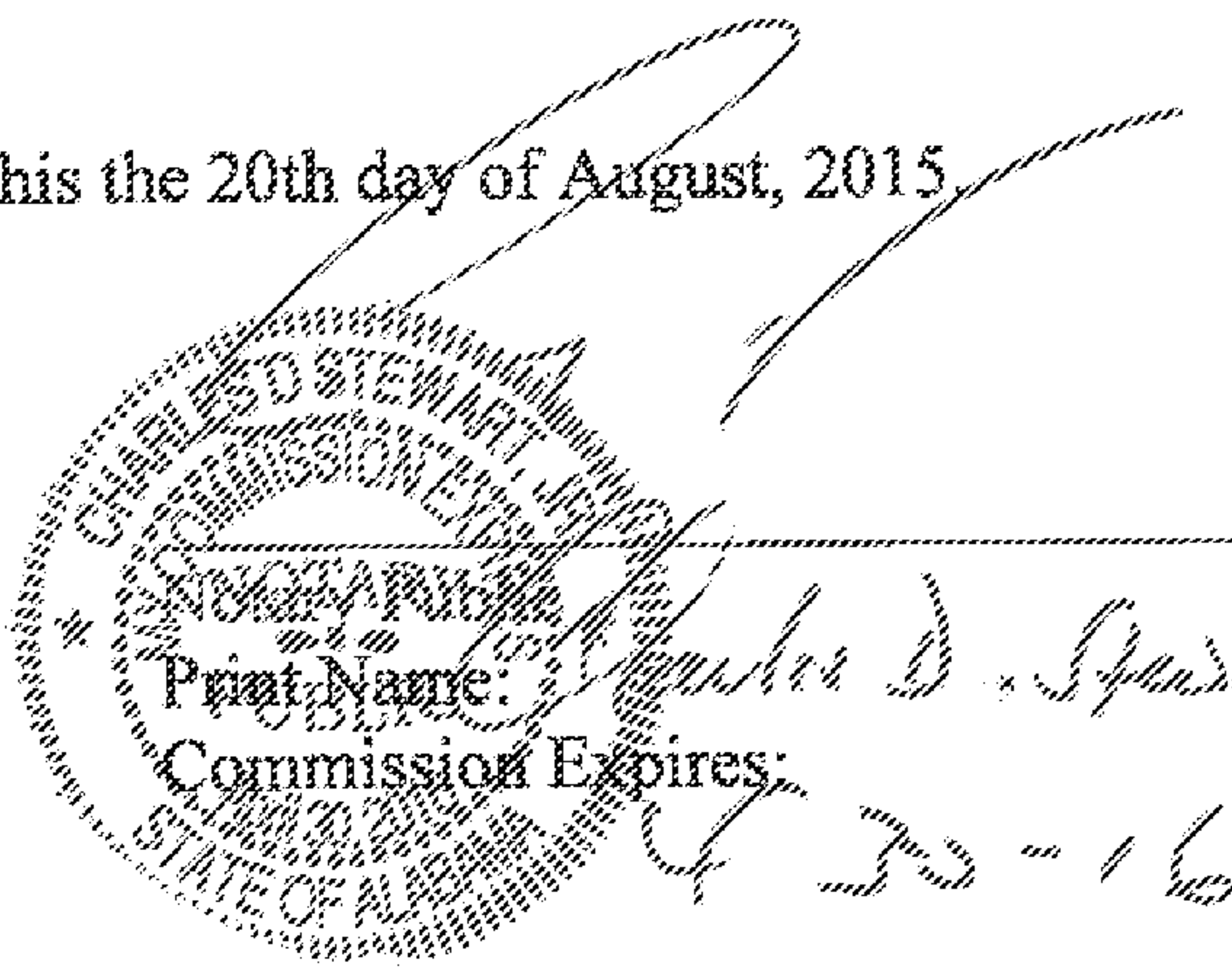

JOEY FULMER


TARA FULMER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOEY FULMER AND TARA FULMER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August, 2015


Print Name: James W. Fuhrmeister
Commission Expires: 4-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/21/2015 10:55:40 AM
\$55.50 CHERRY
20150821000291290

