

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Floyd H. Brown  
130 Braxton Way  
Pelham, AL 35124  
(Also Property Address)

WARRANTY DEED  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of One Hundred Sixty-One Thousand Five Hundred and No/100 (\$161,500.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Robert W. Greer and Cheryl R. Greer, a married couple  
(Whose address is 107 Fernwood Circle, Daphne, AL 36526)

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

Floyd H. Brown  
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama. to wit:

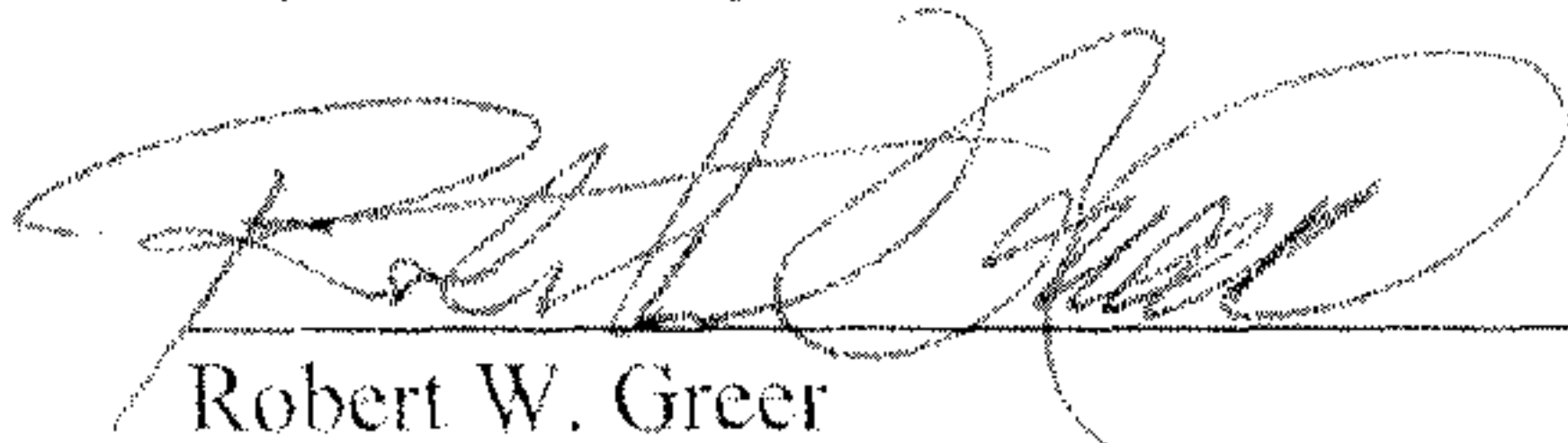
Lot 85, according to the Amended Map of the Resurvey of The Final Plat Phase III Stratford Place, as recorded in Map 14, Page 38, in the Probate Office of Shelby County, Alabama.

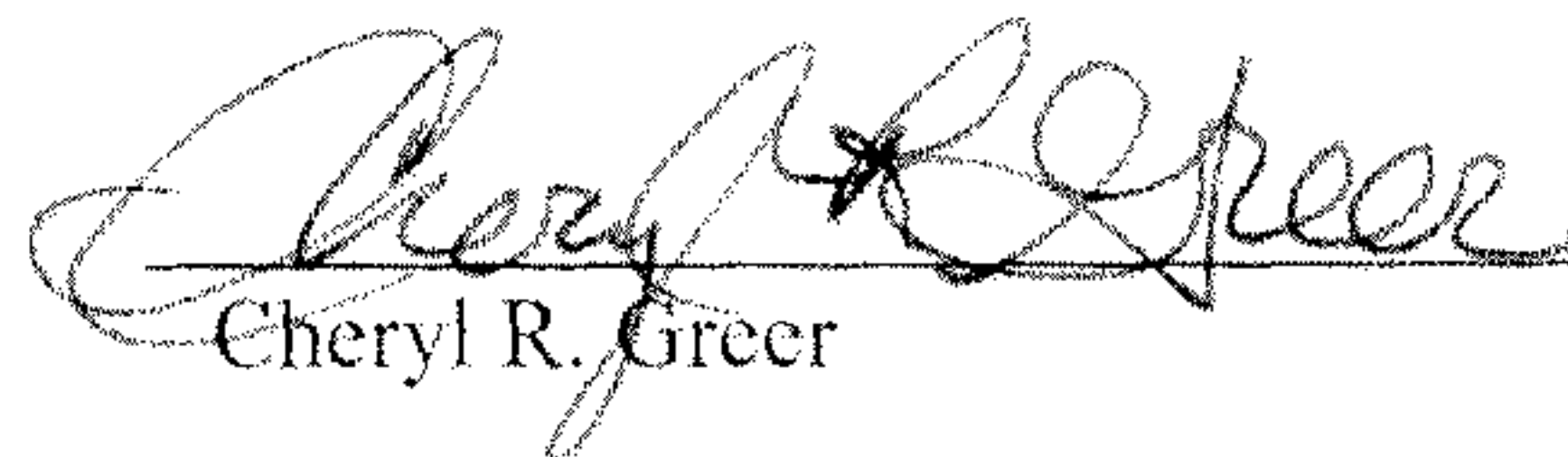
Subject to: current taxes, easements, restrictions and rights of way of record.

\$ 121,125.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever. And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 4th day of September, 2015

 (Seal)  
Robert W. Greer

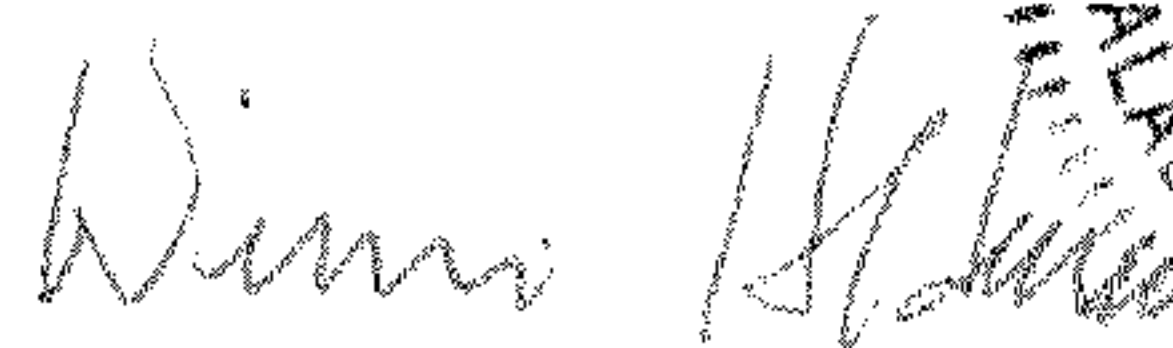
 (Seal)  
Cheryl R. Greer

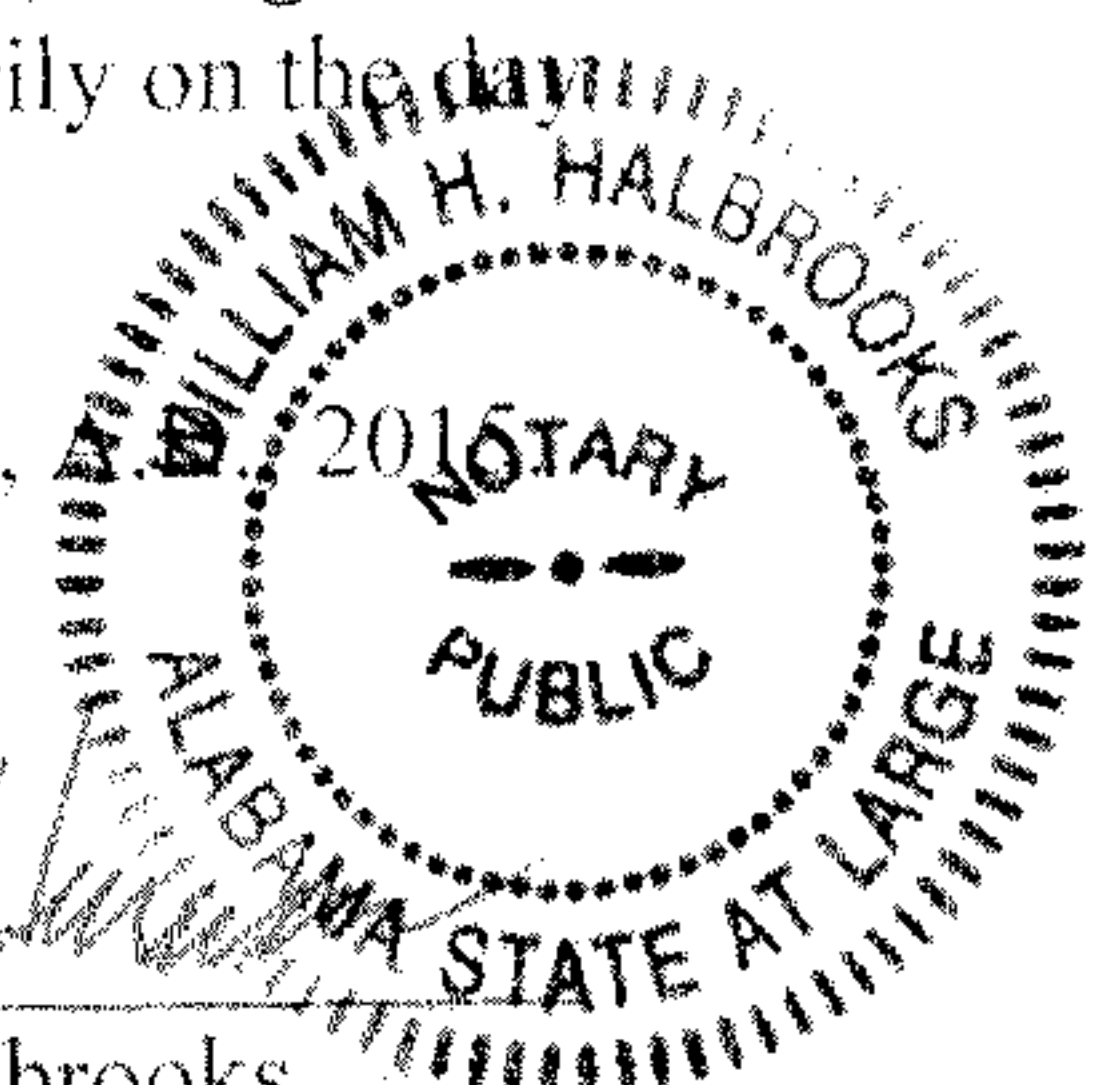
STATE OF ALABAMA )  
COUNTY OF Jefferson )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Robert W. Greer and Cheryl R. Greer, whose name(s) 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, they/he/she executed the same voluntarily on the 4th day of September, 2015, the same bears date.

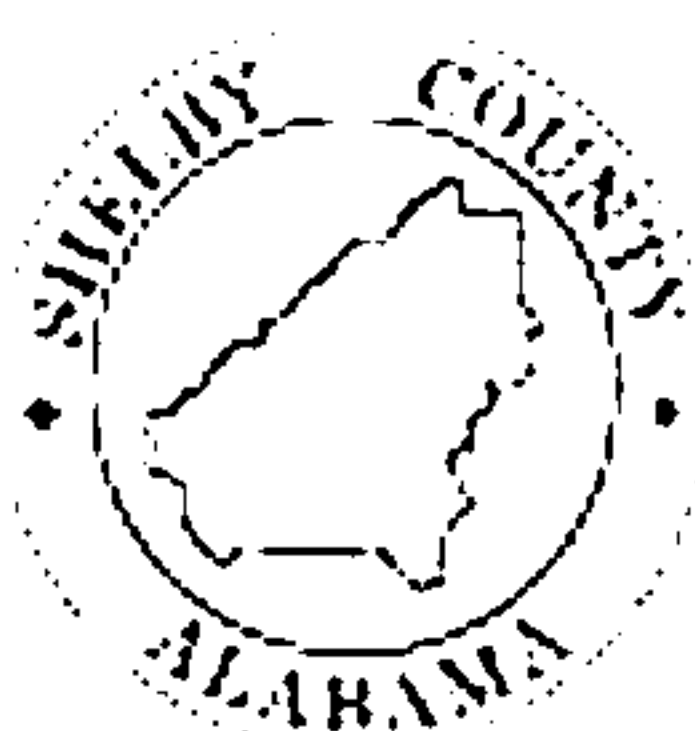
Given under my hand and official seal this 4th day of September, 2015.





My Commission Expires: 04-21-16

Notary Public: William H. Halbrooks



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/08/2015 02:10:14 PM  
\$54.50 CHERRY  
20150908000312940

