

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Melinda Smith Burnett
1926 Mountain Laurel Lane
Birmingham, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$126,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, CATHERINE H. GALLAGHER, an unmarried woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, MELINDA SMITH BURNETT (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 45, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$100,800.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 4th day of November, 2015.

Catherine H. Gallagher
CATHERINE H. GALLAGHER

STATE OF FLORIDA)
COUNTY OF Duval)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CATHERINE H. GALLAGHER, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of November, 2015.

Judith J. Adams
NOTARY PUBLIC
My commission expires:



JUDITH J. ADAMS
MY COMMISSION # EE 148219
EXPIRES: January 17, 2016
Bonded Thru Budget Notary Services

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name**MELINDA SMITH BURNETT**

Mailing Address 1926 MOUNTAIN LAUREL LANE
BIRMINGHAM, AL 35244

Date of Sale **November 5, 2015**

or
Assessor's Market Value\$

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/06/2015 07:55:16 AM
\$45.50 CHERRY
20151106000386500

J. W. Frazar