

Send tax notice to:  
JAMES S. FITZGERALD, JR.  
300 MACALLAN DRIVE  
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

2015672

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LORY D. SHIPE and IVILENE M. SHIPE, HUSBAND AND WIFE, whose mailing address is: 1895 GALLERIA SPADA STREET, HENDERSON, NV 89044 (hereinafter referred to as "Grantors") by JAMES S. FITZGERALD, JR. and CATHY H. FITZGERALD, whose mailing address is: 300 MACALLAN DRIVE, 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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 1342 ACCORDING TO THE SURVEY OF MACALLAN, PHASE II, IN BALLANTRAE, AS RECORDED IN MAP BOOK 39, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENT(S) BUILDING LINE(S) AND RESTRICTION(S) 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 DAMAGE.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2009-1144 AND INST. NO. 2010-1616
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2007-51693.

\$155,000.00 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 12th day of November, 2015.

*Lory D. Shipe*  
LORY D. SHIPE

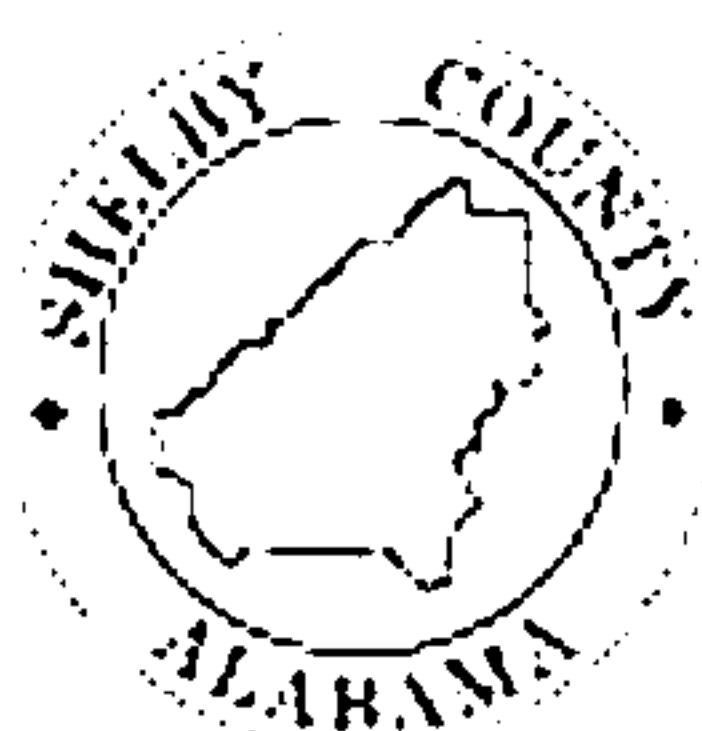
*Ivylene M. Shipe*  
IVILENE M. SHIPE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORY D. SHIPE and IVILENE M. SHIPE 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 12th day of November, 2015.

*[Signature]*  
Notary Public  
Print Name: *Charles S. Spang*  
Commission Expires: *3-1-16*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/13/2015 10:41:14 AM  
\$177.00 CHERRY  
20151113000393650

*[Signature]*