

This instrument was prepared by:
D. Barron Lakeman, LLC
318 College Street
Suite E
Auburn, AL 36830

Send Tax Notice To:
Patricia L. Ryce
2 The Oaks Circle
Hoover, AL 35244

GENERAL WARRANTY DEED

20160229000063440
02/29/2016 03:23:58 PM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty-Five Thousand and 00/100 (\$265,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Melinda Pinkston Colee a married woman**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Patricia L. Ryce** (herein referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2, together with a 1/43rd interest in Lot 44 (Common Area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama.

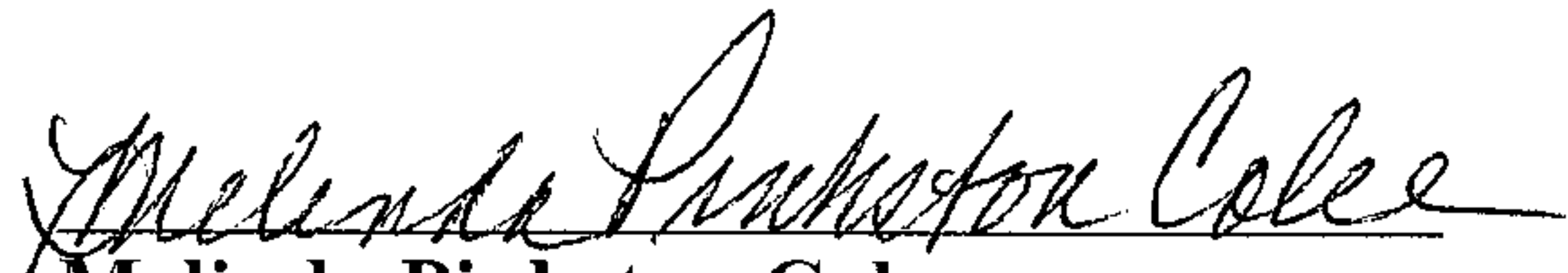
The above referenced property is not the homestead of the spouse of Melinda Pinkston Colee nor has it ever been.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

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

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

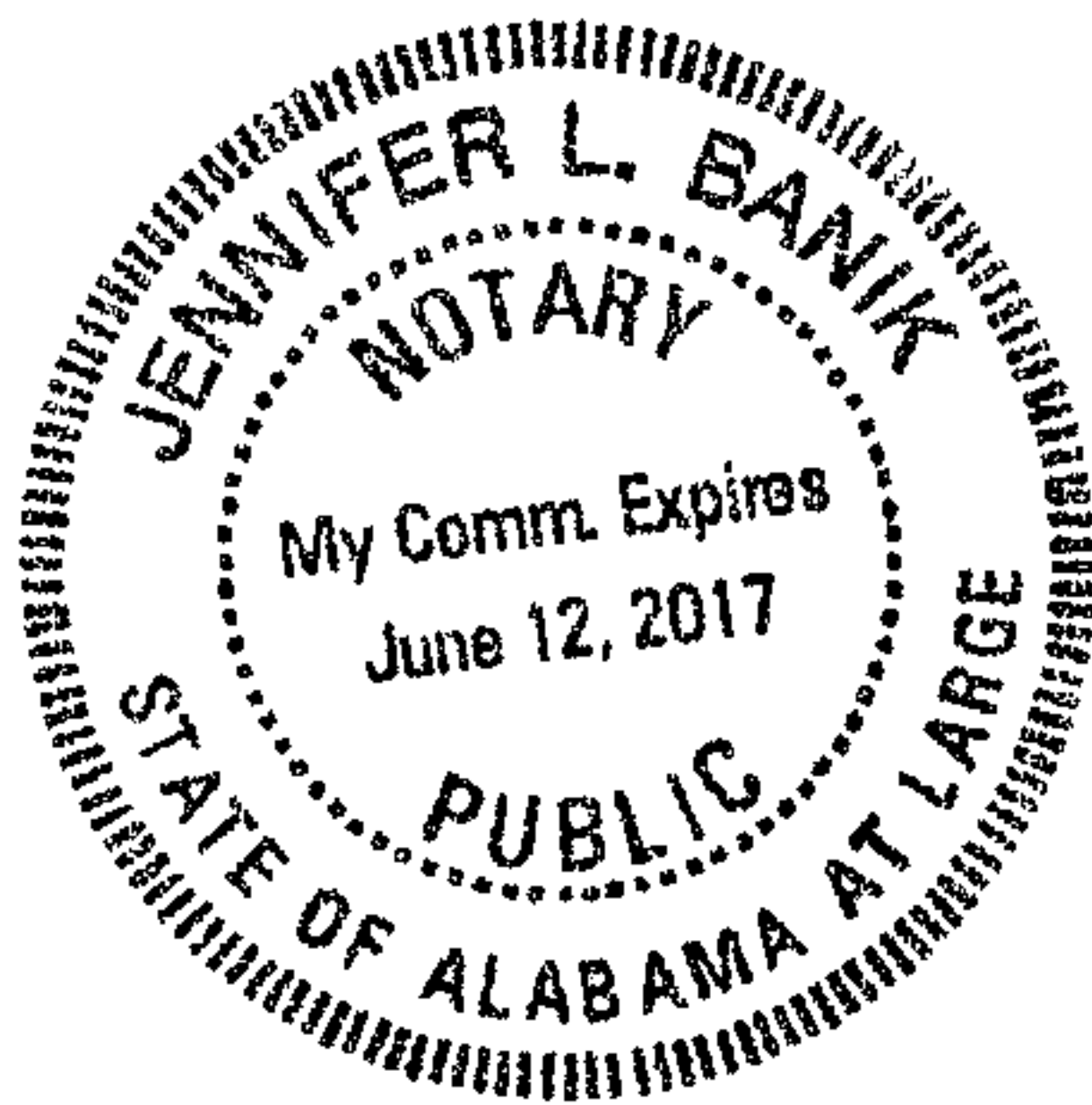
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 26th day of February, 2016.


Melinda Pinkston Colee

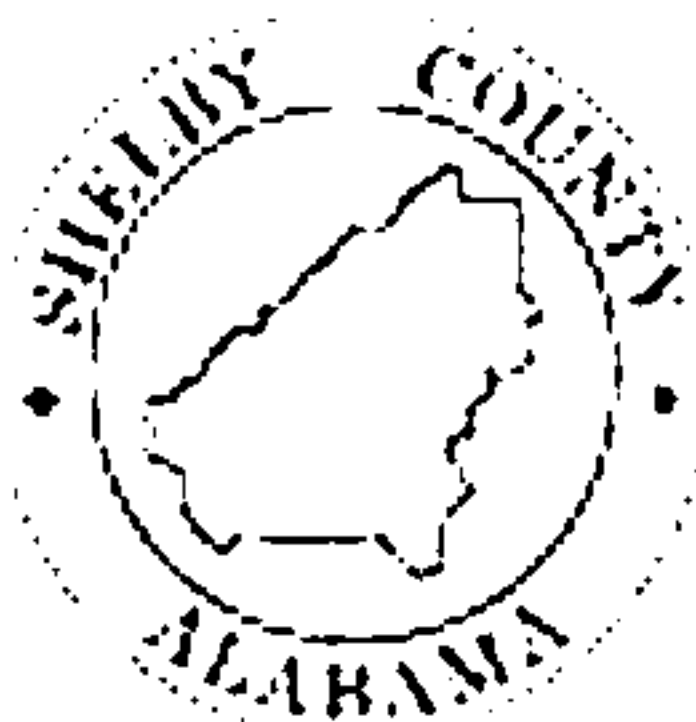
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public ^{Woman} in and for said County, in said State, hereby certify that, **Melinda Pinkston Colee, a married ~~man~~**, 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 conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of February, 2016.




NOTARY PUBLIC
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/29/2016 03:23:58 PM
\$282.00 DEBBIE
20160229000063440

