This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

Morganet O. Morganet O.

10434. Lalle Cir.

Birmingham, Ac 35243

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Warranty Deed

DEEDS 1/2

STATE OF ALABAMA)			
)	KNOW ALL MEN BY THE	SE PRESENTS	
SHELBY COUNTY)	•		
parties hereto, to the undersi receipt whereof is acknowled mailing address is 4536	gned grantor ged, I or we C ناماندن	(whether one or more), in h Clarence Edward Fore and A Ciccle Batavia C	ified in the Sales Contract between the and paid by the grantee herein, the Amelia D. Fore, husband and wife, who only 45103 sell and convey unto Margaret O. Moor	se
643 N. Lake Circl	e, Birmina	nam, Al 35242	(herein referred to	
-	•	-	uated in Shelby County, Alabama, the	
address of which is 643 N La	ke Circle, Birr	mingham, AL 35242; to-wit:		

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 heirs and assigns forever, against the lawful claims of all persons.

Note; \$194,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Clarence Edward Fore and Amelia D. Fore, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 18th day of March, 2016.

Clarence Edward Fore

Amelia D. Fore

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Clarence Edward Fore and Amelia D. Fore, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 18th day of March, 2016, whi

Notary Public

Commission Expires: 3\5\1\

My Comm. Expires

Niar. 5, 2017

\$16-0355CDF

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EXHIBIT "A" Legal Description

Lot 59, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map Book 24, Page 119, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2016 02:19:33 PM
\$66.00 CHERRY

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