

SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

JUSTON SIMMONS
1156 FOREST LAKES WAY
STERRETT, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL FORM WARRANTY DEED

20160325000095400
03/25/2016 09:09:54 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$159,900.00) AND ALL GOOD AND VALUABLE CONSIDERATION;** the amount of which is verified in the sales contract between the parties hereto; to the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, I, **SCOTT J TURNER, AN UNMARRIED MAN WHOSE MAILING ADDRESS IS 1156 FOREST LAKES WAY STERRETT, AL 3514** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto, **JUSTON SIMMONS WHOSE MAILING ADDRESS IS 6001 PRINCESS BLVD BIRMINGHAM, AL FOREST LAKES WAY STERRETT, AL 35147** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is 1156 FOREST LAKES WAY STERRETT, AL 35147; to-wit:

LOT 325, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 25 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

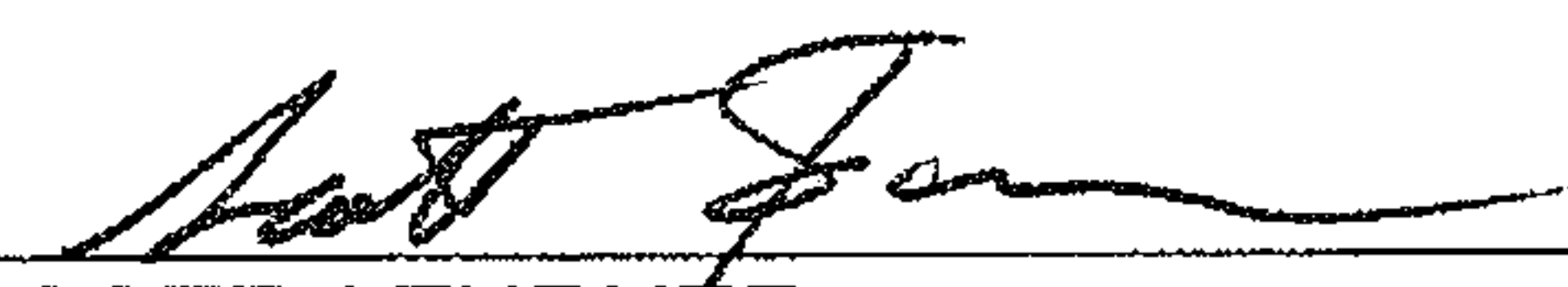
SUBJECT TO: (1) Taxes for the year 2016 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$157,003.00 OF THE ABOVE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.


AND SAID GRANTOR, for said GRANTOR, 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 herein above set forth, 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.

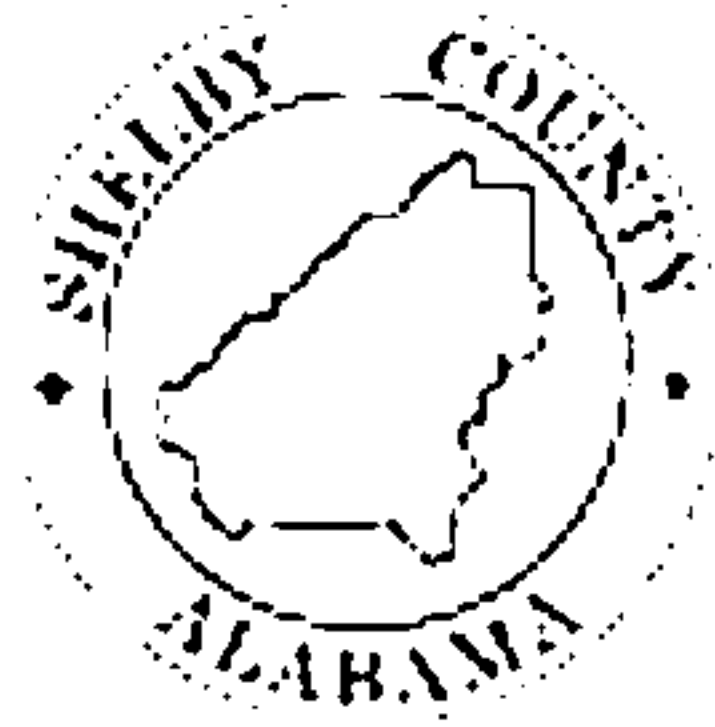
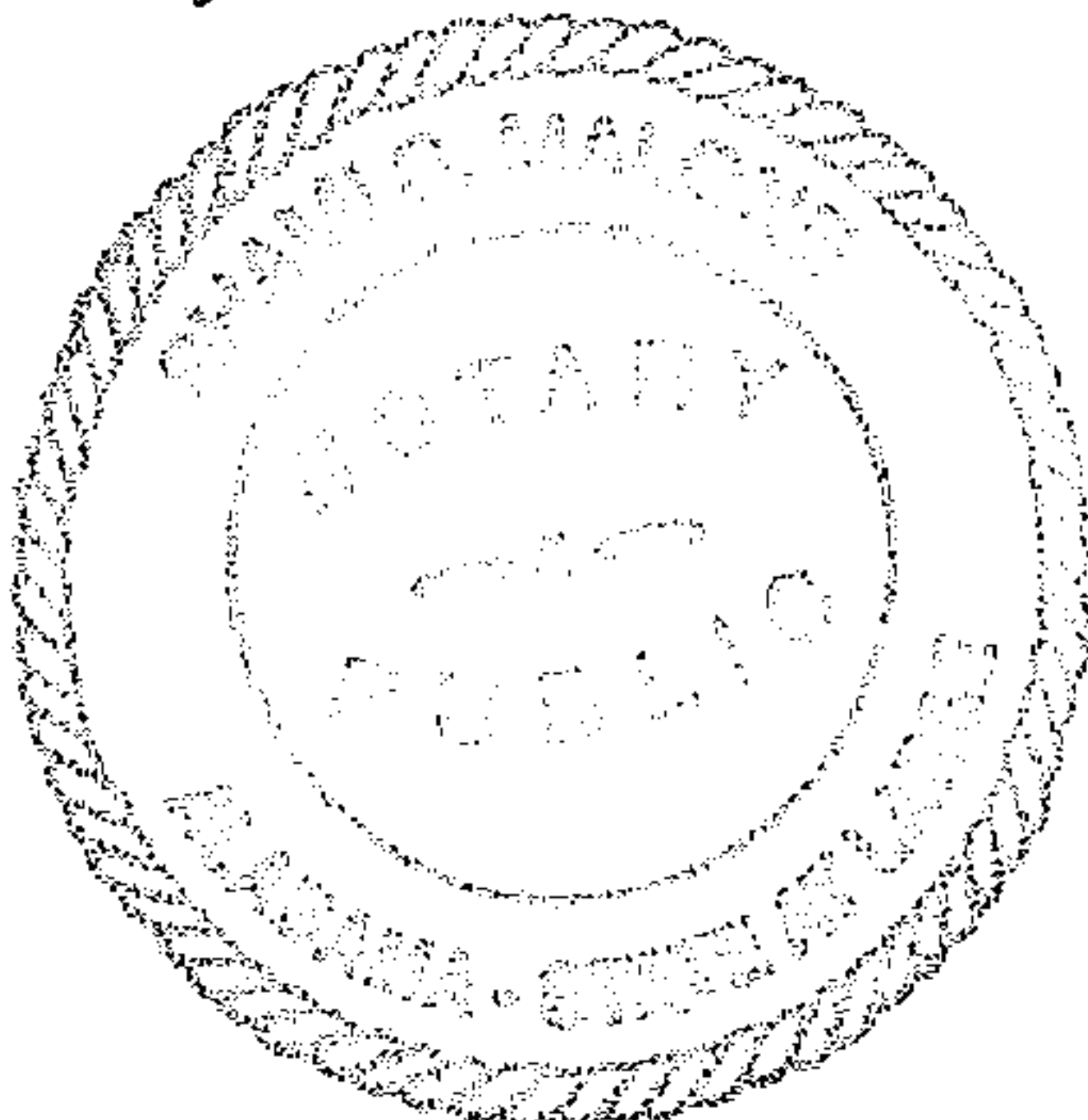
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21ST day of MARCH, 2016.

 (SEAL)
SCOTT J TURNER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SCOTT J TURNER, AN UNMARRIED 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 executed the same voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21ST day of MARCH, 2016.


NOTARY PUBLIC
My Commission Expires: 11-3-14



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/25/2016 09:09:54 AM
\$15.00 DEBBIE
20160325000095400

