

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:  
Kendra D. Williams  
1238 Village Trail  
Calera, AL 35040

## Warranty Deed

STATE OF ALABAMA                     )  
   )     KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY                     )

That in consideration of \$127,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Angela D. Clark, now known as Angela Clark Bell and Jeffrey Leonard Bell, wife and husband, whose mailing address is 604 Jerry Coleman St. Calera, AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kendra D. Williams, whose mailing address is 1238 Village Trail, Calera, AL 35040 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1238 Village Trail, Calera, AL 35040; 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: \$130,591.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Angela D. Clark, now known as Angela Clark Bell and Jeffrey Leonard Bell wife and husband has/have hereunto set his/her/their hand(s) and seal(s), this 7th day of April, 2016.

Angela Clark Bell  
Angela Clark Bell

Jeffrey Bell  
Jeffrey Leonard Bell

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Angela D. Clark, now known as Angela Clark Bell and Jeffrey Leonard Bell, whose names are signed to the foregoing instrument, and who are 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 7th day of April, 2016.

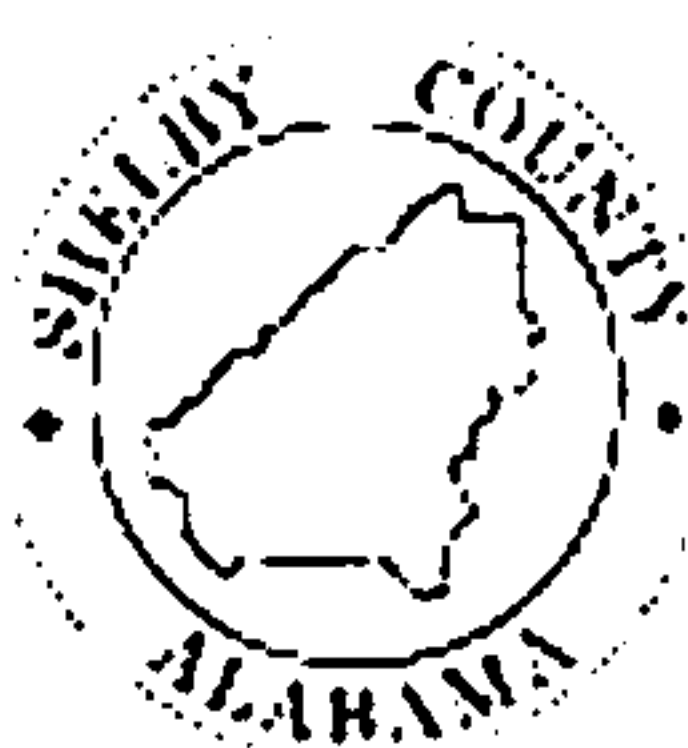
[Signature]  
Notary Public

Commission Expires: 3/5/17



EXHIBIT "A"  
Legal Description

Lot 85, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama.



Filed and Recorded



20160411000116980 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/11/2016 11:01:33 AM FILED/CERT

dge,

S16-0584CDF

A handwritten signature in black ink, appearing to read "J. W. [unclear]".