

Send tax notice to:
HAL HIGDON BROWN
160 CHINABERRY LANE
MAYLENE, AL 35114

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

2016215

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$218,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KEVIN WALKER and ADRIANA AGEE WALKER F/K/A ADRIANA MONIQUE AGEE, A MARRIED COUPLE whose mailing address is: P.O. 2275, ALABASTER, AL 35007 (hereinafter referred to as "Grantors") by HAL HIGDON BROWN and TRINA SIMS BROWN whose property address is: 160 CHINABERRY LANE, MAYLENE, AL, 35114 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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 35, ACCORDING TO THE SURVEY OF CHINABERRY SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 34, PAGE 91, 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 restrictions(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 damages.
4. Restrictions appearing of record in Inst. No. 2005-41228.

\$214,541.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ADRIANA MONIQUE AGEE AND ADRIANA AGEE WALKER ARE ONE AND THE SAME PERSON.

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 6th day of May, 2016.



KEVIN WALKER

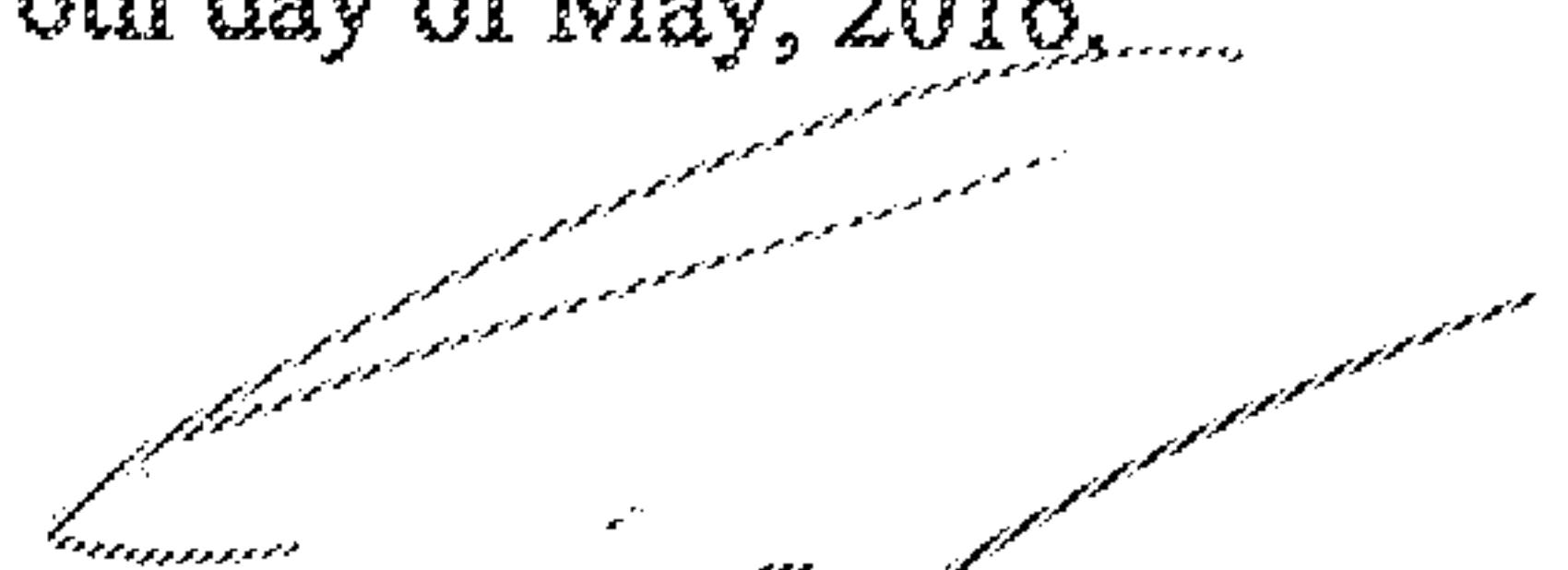


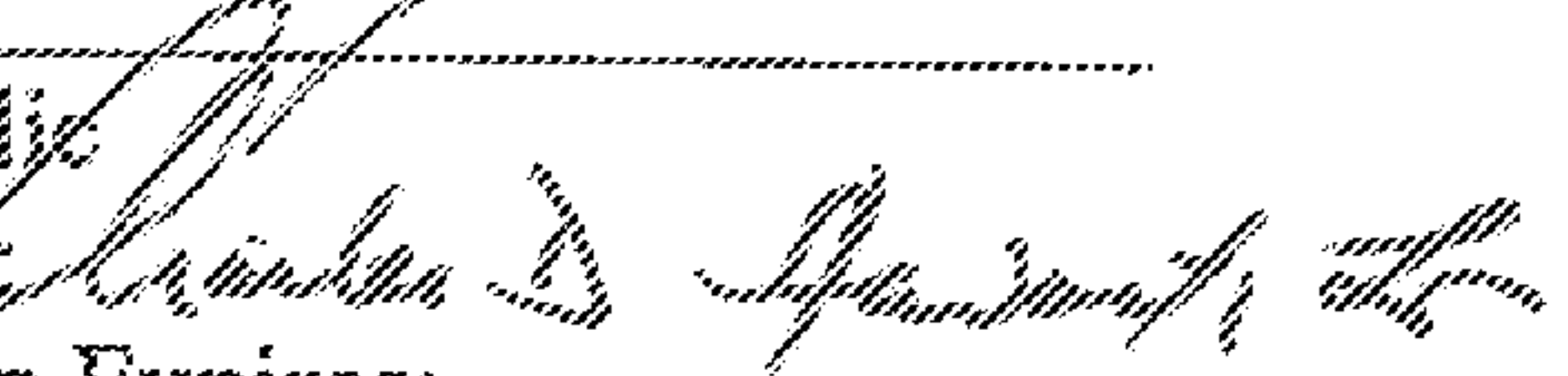
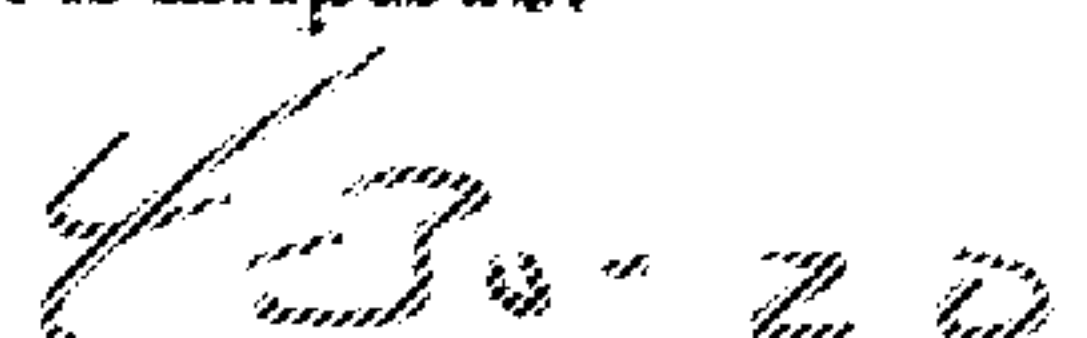
ADRIANA AGEE WALKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that KEVIN WALKER and ADRIANA AGEE WALKER 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 6th day of May, 2016,.....



Notary Public
Print Name: 
Commission Expires:




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2016 11:14:02 AM
\$18.00 CHERRY
20160510000157860

