

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

James Deon Perry

139 Chesser Loop

Chelsea, AL 35043

(Also property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Fifty-Four Thousand

(\$254,000.00) Dollars

As evidenced by closing statement.

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Johnny O'Neal Harris, Jr. and Stefanie A. Harris, Husband and Wife
(Whose address is 169 Johnson Road, Parsippany, NJ 07954)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

James Deon Perry

(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to current taxes, easements, restrictions and rights-of-way of record.

Note: Johnny O. Harris, Jr. and Johnny O'Neal Harris, Jr. is one and the same person.


\$ 249,399.00 of the purchases price recited above was paid from a
mortgage loan closed simultaneously herewith.

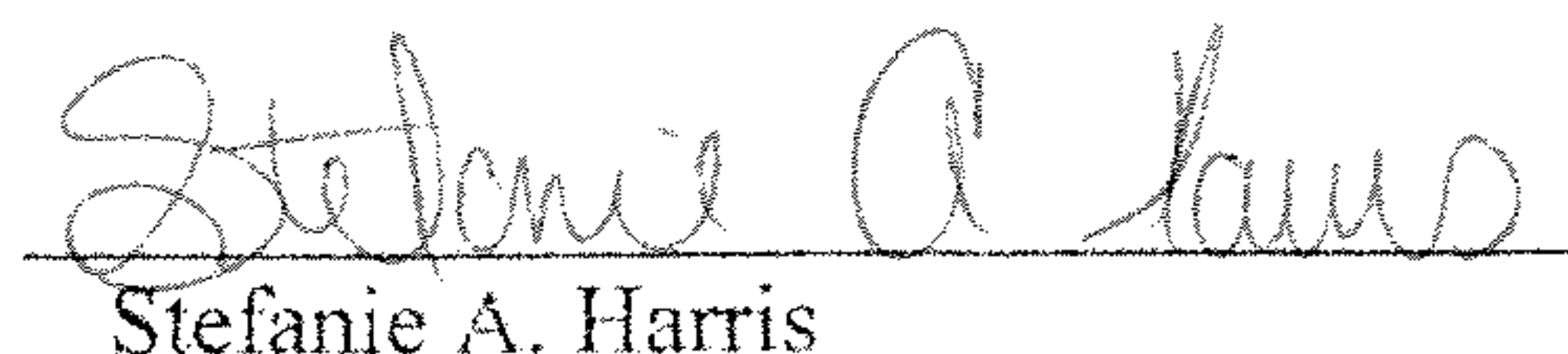
\$ 7,500.00 of the purchases price recited above was paid from a
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 10th
day of May, 2016.

 (Seal)
Johnny O'Neal Harris, Jr.

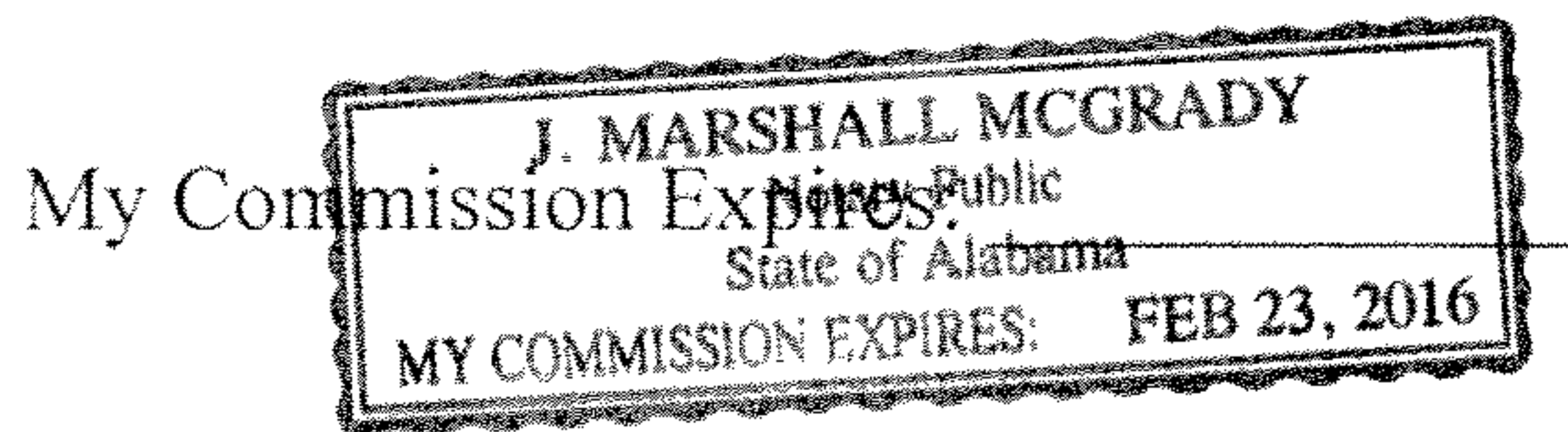
 (Seal)
Stefanie A. Harris

STATE OF Alabama)
COUNTY OF Talladega)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Johnny O'Neal Harris, Jr. whose name(s) 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.

Given under my hand and official seal this 6th day of January, A. D., 2016.



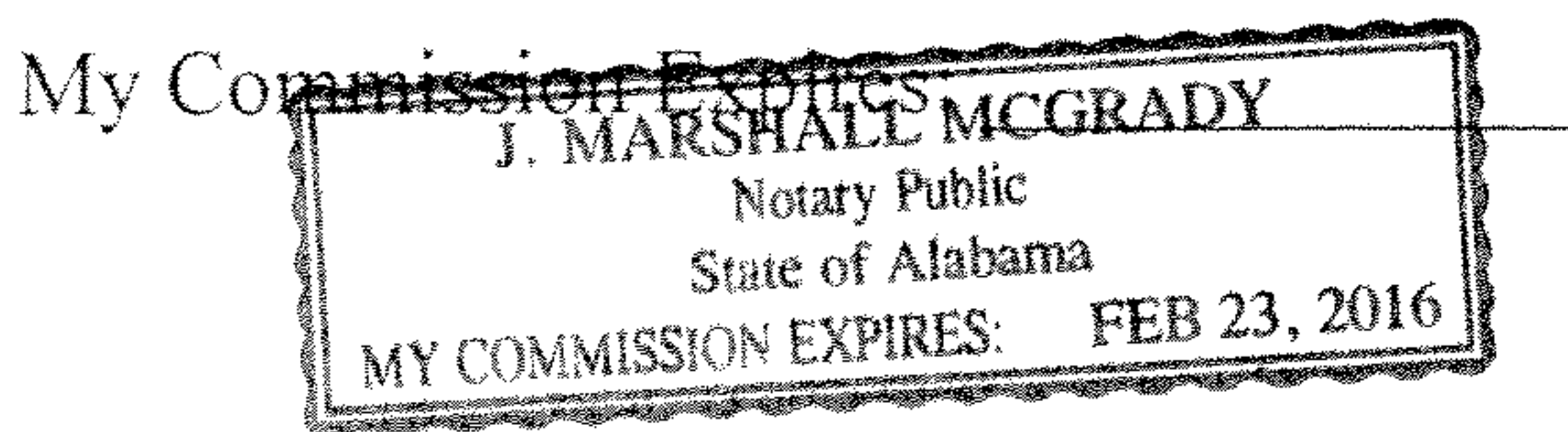
J. Marshall McGrady
Notary Public

STATE OF Alabama)
COUNTY OF Talladega)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Stefanie A. Harris whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, A. D., 2016.



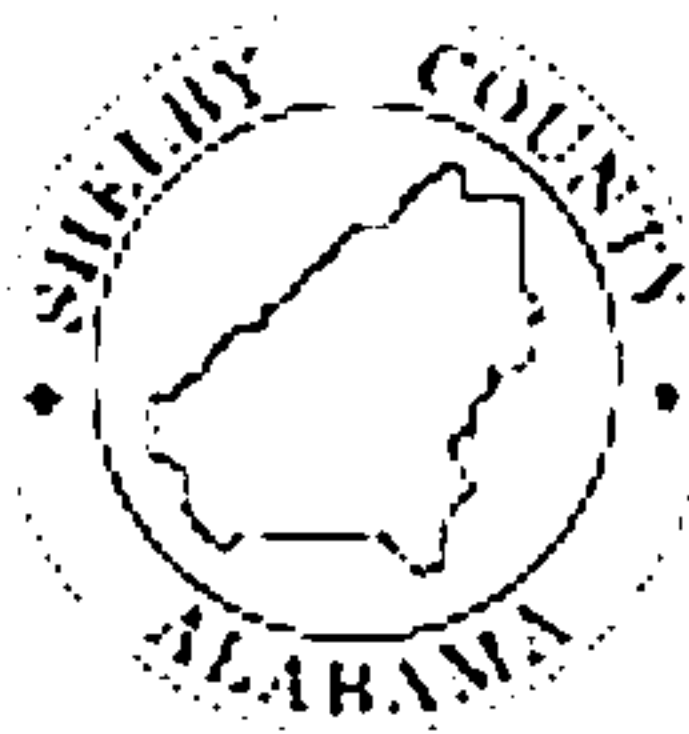
J. Marshall McGrady
Notary Public

Exhibit "A"

Attached Legal Description

Lot 150, according to the Amended Map of Cottages at Chesser Phase II, recorded in Map Book 38, page 49, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600, Second Amendment to Declaration recorded in Instrument 20120124000028010 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/11/2016 11:03:40 AM
\$21.00 CHERRY
20160511000159160

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name and title.