

FILE NO: V16-031

Send Tax Notice To: Larry H. James
Margaret J. James
209 Maranatha Trail
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Thirty One Thousand AND NO CENTS (\$31,000.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTOR, in hand paid by the GRANTEE'S herein, Terry West, as Senior Vice President of North Alabama Bank, an Alabama Corporation, whose mailing address is 220 Providence Main Street, Suite 100, Huntsville, AL 35806(hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE'S, Larry H. James and Margaret J. James, a married couple, whose mailing address is 11451 Swift Water Circle, Orlando, FL 32817(hereinafter referred to as GRANTEE'S) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is 209 Maranatha Trail, Alabaster, AL 35007; to-wit:

LOT 54, ACCORDING TO THE MAP OF MAPLE RIDGE SUBDIVISION, RECORDED IN MAP BOOK 37, PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEE'S, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE'S, and with GRANTEES' heirs and assigns, that GRANTOR'S are 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 hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE'S, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 12th day of May, 2016.



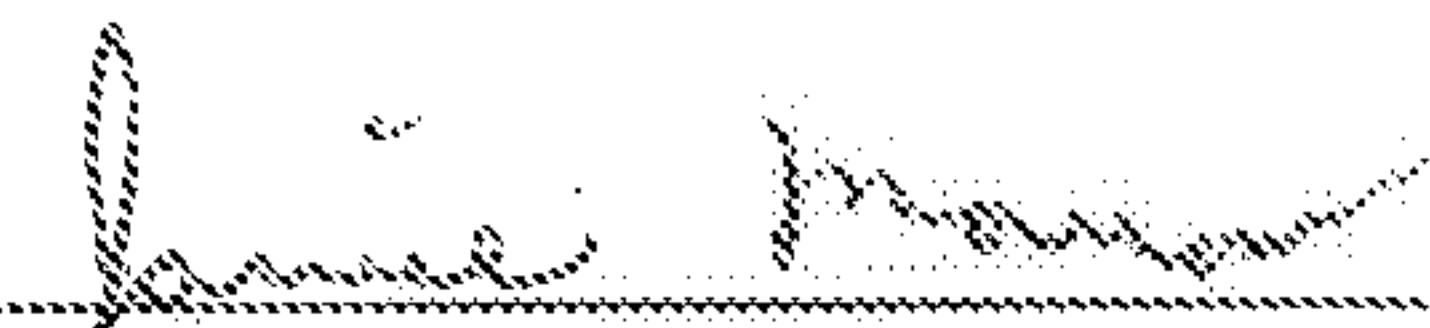
North Alabama Bank

By: Terry West Its: Senior Vice President

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Terry West, as Senior Vice President of North Alabama Bank, a corporation, is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 12th day of May, 2016.


NOTARY PUBLIC
My Commission Expires: 12-9-2018

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209
(205) 322-6060



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2016 12:06:56 PM
\$48.00 CHERRY
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