

Send tax notice to:  
JAMES RONALD COLEMAN, SR.  
117 ROYAL CHASE DRIVE  
PELHAM, ALABAMA 35124

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

2016281

WARRANTY DEED

20160601000187580  
06/01/2016 11:11:57 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DELILAH WILSON, A SINGLE INDIVIDUAL whose mailing address is: 10 Boy 30th Pelham AL 35124 (hereinafter referred to as "Grantors") by JAMES RONALD COLEMAN, SR. and FLORINE H. COLEMAN whose property address is: 117 ROYAL CHASE DRIVE, PELHAM, ALABAMA, 35124 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 10, ACCORDING TO THE SURVEY OF ROYAL OAKS SIXTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

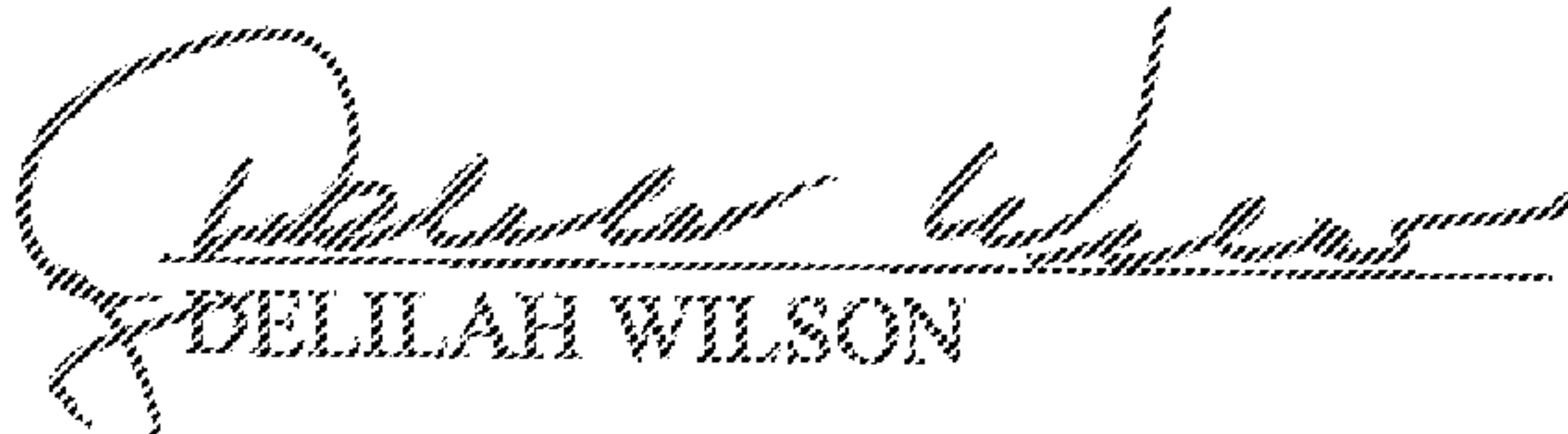
SUBJECT TO:

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 RESTRICTION(S) AS SHOWN ON RECORDED MAP
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORDING IN INST. NO. 1995-10078
4. 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.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

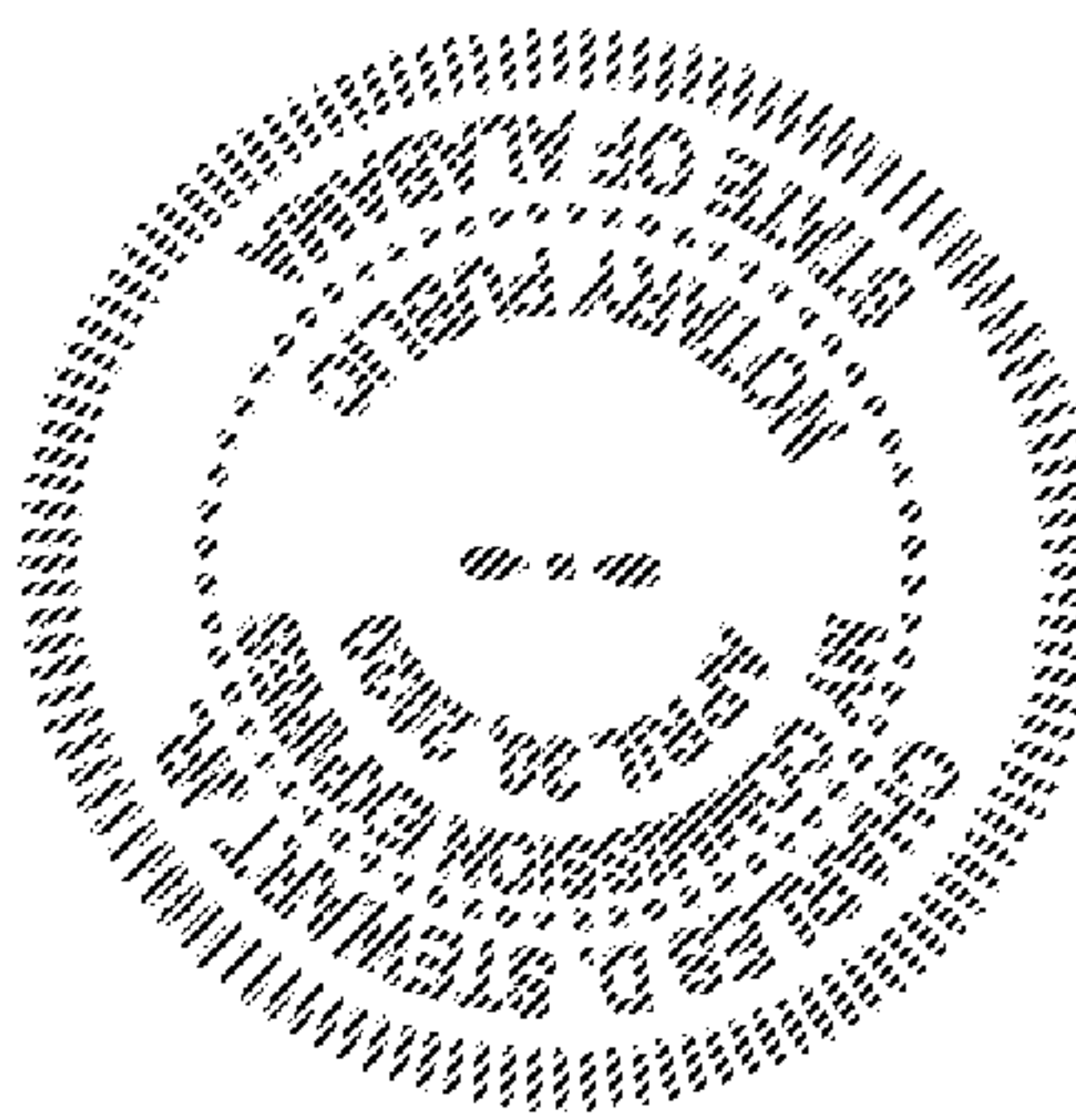
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of May, 2016.

  
DELILAH WILSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DELILAH WILSON 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 27th day of May, 2016.



Notary Public

Print Name:

Commission Expires:

6/28/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2016 11:11:57 AM  
\$302.00 CHERRY  
20160601000187580

