

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:

Mary Bartow
400 Union Station Way
Calera, AL 35040

20160607000195470
06/07/2016 09:19:58 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$122,000.00, 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 Jasper R. Burks a single man, whose mailing address is 111 SOUTHFIELD DR. DUBASTER, AL 35001 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary K. Bartow, whose mailing address is 400 Union Station Way Calera AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 400 Union Station Way, 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; \$118,340.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

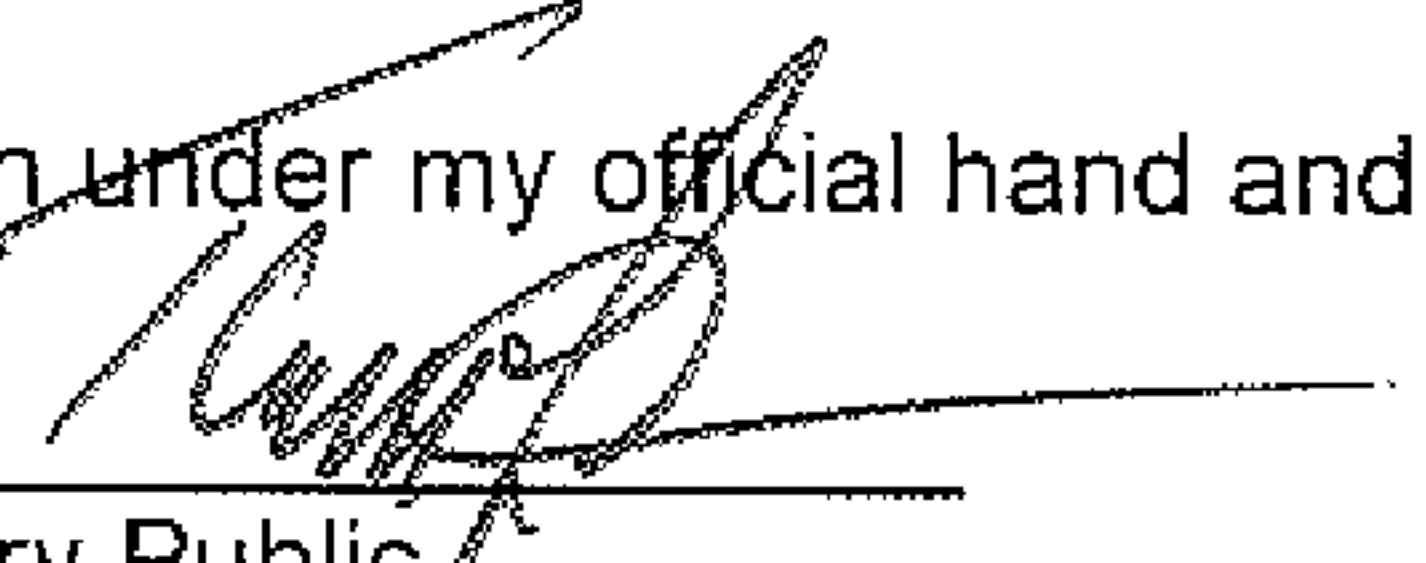
IN WITNESS WHEREOF, Jasper R. Burks a single man has/have hereunto set his/her/their hand(s) and seal(s) , this 3rd day of June, 2016.


Jasper R. Burks

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jasper R. Burks, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, He executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of June, 2016.


Notary Public
Commission Expires: 10/31/2016

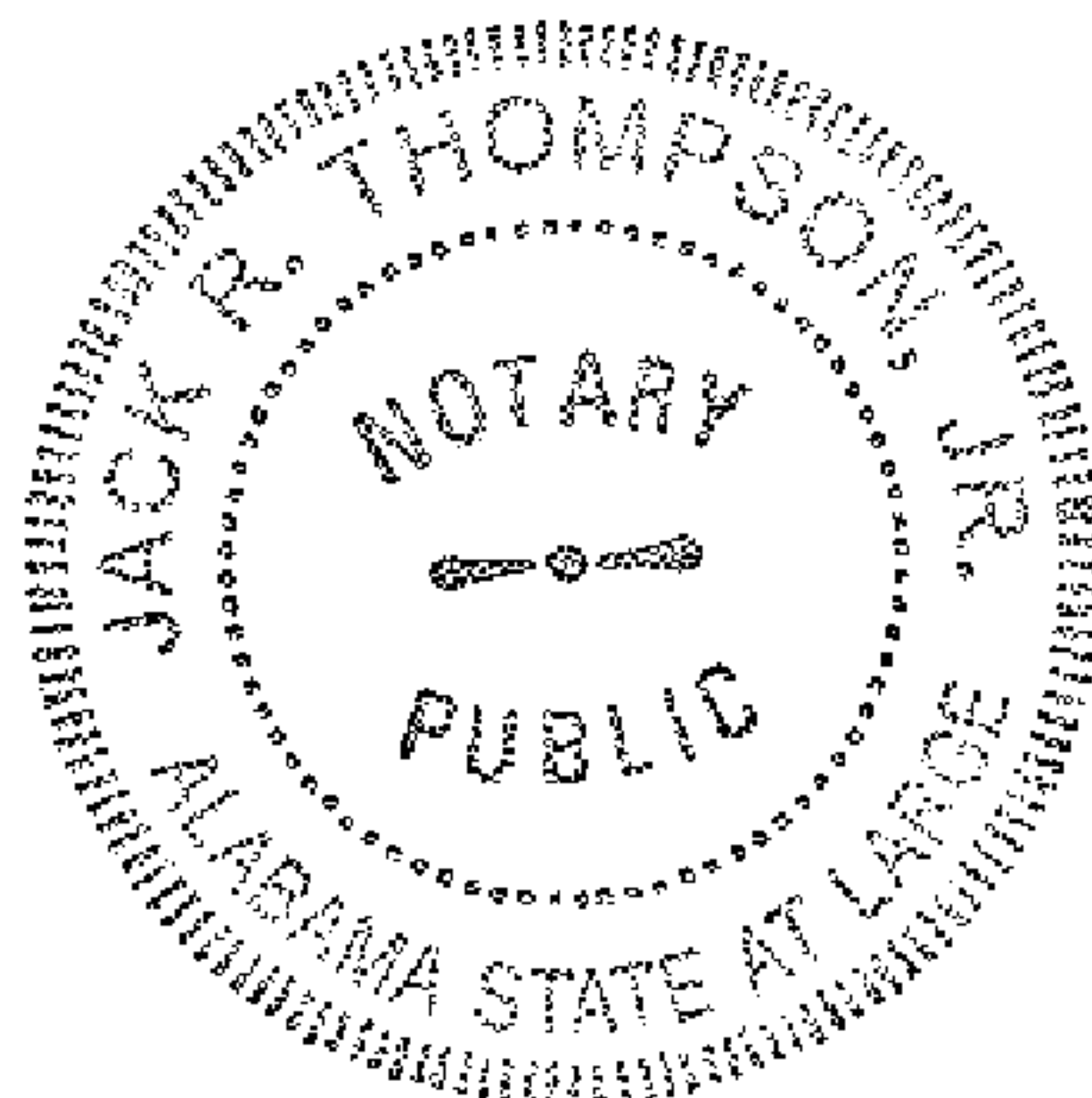


EXHIBIT "A"
Legal Description

Lot 15, according to the Survey of Union Station Phase I, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2016 09:19:58 AM
\$21.00 CHERRY
20160607000195470

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