

Send tax notice to:
KERRY OREILLY PRUETT
3597 TALL TIMBER DRIVE
BIRMINGHAM, AL 35242

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

2016316

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$339,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, FRANKLIN T. WEBB and DONNA K. WEBB, HUSBAND AND WIFE whose mailing address is: 3648 Cambridge Trace B'ham, AL 35242 (hereinafter referred to as "Grantors") by KERRY OREILLY PRUETT and CODY W. PRUETT and NITA A. PRUETT and CODY W. PRUETT II whose property address is: 3597 TALL TIMBER DRIVE, BIRMINGHAM, AL, 35242 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 12, according to the survey of Southern Pines 6th Sector, as recorded in Map Book 9, Page 107, 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. BUILDING LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN REAL 45, PAGE 117
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 48, PAGE 42

\$305,910.00 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 23rd day of June, 2016.

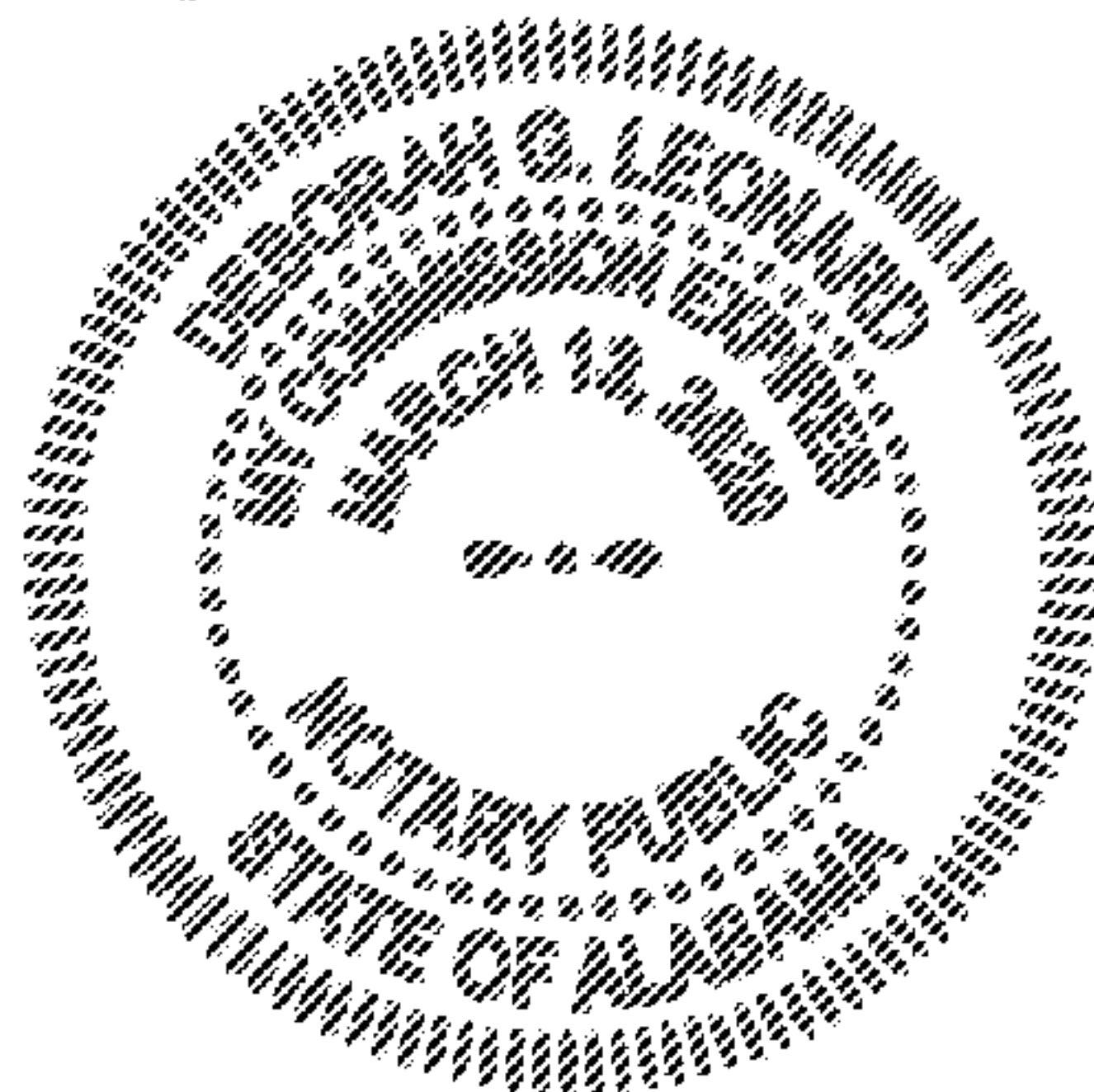

FRANKLIN T. WEBB

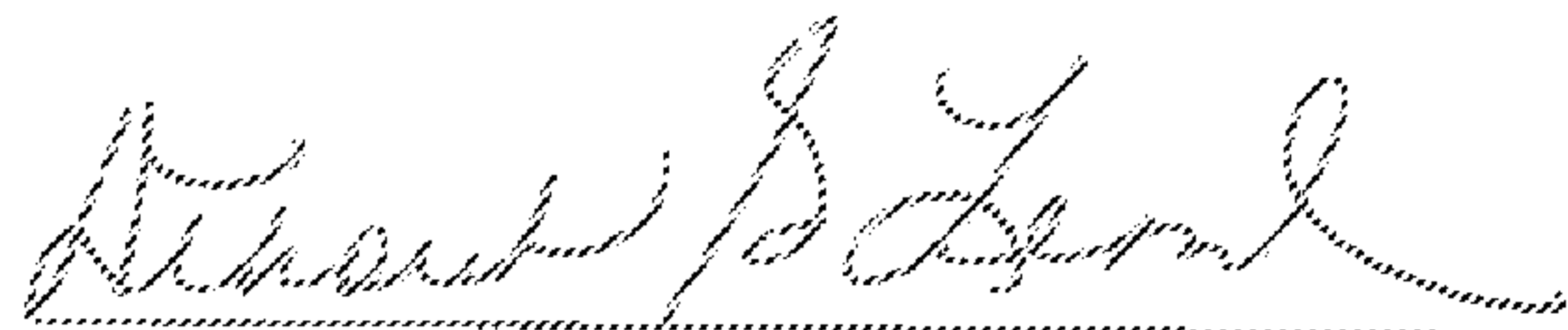

DONNA K. WEBB

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANKLIN T. WEBB and DONNA K. WEBB 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 23rd day of June, 2016.





Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2016 03:36:04 PM
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