

his instrument was prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-06-5113
Documentary Evidence: Sales Contract

Send tax notice to:
Tracy Walker
1515 Haddon Drive
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$119,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, I, **Terrance Haney, an unmarried individual**, (hereinafter referred to as "Grantor"), do by these presents grant, bargain, sell, and convey unto **Equity Trust Company Custodian FBO Tracy Walker IRA** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 128, according to the survey of Hayesbury, Phase 1, according ot the plat thereof, recorded in Map Book 28, page 89, in the Probate Office of Shelby County, Alabama.


Property Address: 132 Hayesbury Court, Pelham, Alabama 35124.

SUBJECT TO: Ad valorem taxes and assessments for current and all subsequent years not yet due and payable; any prior reservation, severance, or conveyance of minerals and mining rights; any riparian rights; and all easements, rights-of-way, transmission lines, building and setback lines, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, its heirs and assigns, forever.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this the **30th day of June, 2016**

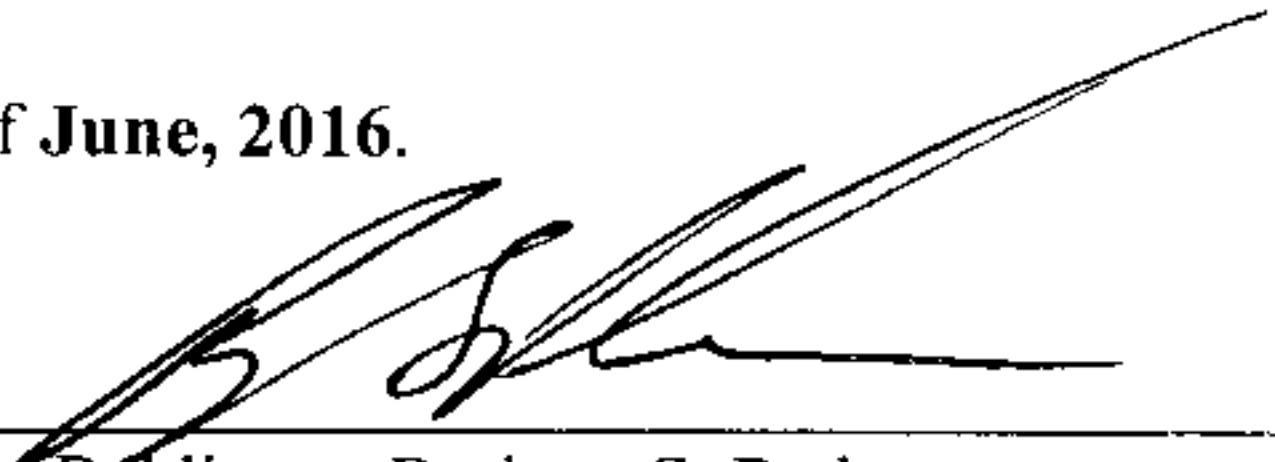

_____(Seal)
Terrance Haney

Shelby County: AL 07/05/2016
State of Alabama
Deed Tax:\$120.00

STATE OF ALABAMA
COUNTY SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terrance Haney, an unmarried individual**, whose name 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 the **30th day of June, 2016**.



Notary Public Rodney S. Parker
Commission Expires: 12/09/2019

Grantor's Address:
4614 Clubview Drive
Bessemer, AL 35222


20160705000230960 1/1 \$135.00
Shelby Cnty Judge of Probate: AL
07/05/2016 08:36:27 AM FILED/CERT