

This instrument prepared by:  
Rodney S. Parker, Attorney-at-Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2016-07-5119  
Documentary Evidence: Sales Contract

20160719000250920 1/1 \$17.50  
Shelby Cnty Judge of Probate, AL  
07/19/2016 09:11:34 AM FILED/CERT

Send tax notice to:  
Justin Ryan Little  
1346 3<sup>rd</sup> Avenue SW  
Alabaster, Alabama 35007  
(Property Address and Grantee's Mailing Address)

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty-Three Thousand Five Hundred and 00/100 Dollars (\$133,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, we, **John Berle Gaydon and spouse, Sharon V. Gaydon**, (hereinafter referred to as "Grantors") do by these presents, grant, bargain, sell, and convey unto **Justin Ryan Little**, (hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 17, according to the survey of Kenton-Brant Nickerson, as recorded in Map Book 5, page 53, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, all restrictions, covenants, conditions, encumbrances, encroachments, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

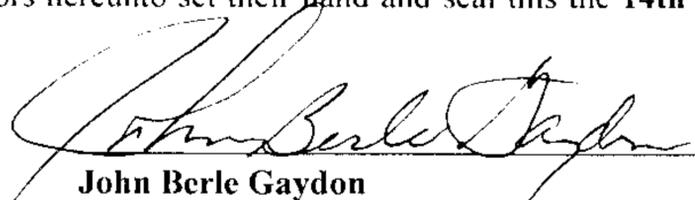
\$131,081.00 of the total purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

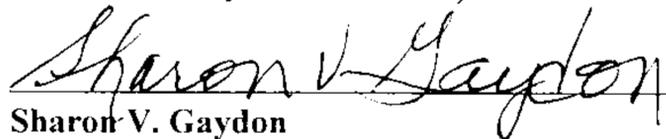
TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors hereunto set their hand and seal this the **14th day of July, 2016**.

Shelby County, AL 07/19/2016  
State of Alabama  
Deed Tax: \$2.50

 (Seal)  
**John Berle Gaydon**

 (Seal)  
**Sharon V. Gaydon**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **John Berle Gaydon and spouse, Sharon V. Gaydon**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **14th day of July, 2016**.

  
Notary Public:  
Commission Expires:

Grantor's Mailing Address:

603 Round Road  
Maylene, AL 35114