

Send tax notice to:
TRACY RAQUEL JOHNSON
140 HASTINGS LANE
MAYLENE, AL 35114

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

2016365

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Nine Thousand and 00/100 Dollars (\$169,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, NICHOLAS R. WOODLEY and NEELY M. WOODLEY, HUSBAND AND WIFE whose mailing address is: 705 4th Ave NW Alabaster, AL 35007 (hereinafter referred to as "Grantors") by TRACY RAQUEL JOHNSON whose property address is: 140 HASTINGS LANE, MAYLENE, AL, 35114 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 290, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 8 AND RESURVEY OF LOT 215 CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 5, AS RECORDED IN MAP BOOK 33, PAGE 32, 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. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
3. Right(s) of way to Alabaster Water and Gas as recorded in Real 124, page 255.
4. Restrictions appearing of record in Declaration of Protective Covenants for Cedar Grove at Sterling Gate, Sector 2 Phase 9, as recorded in Instrument No. 20040422000207550.
5. Terms and Conditions as set out in Articles of Incorporation of Sterling Gate Homeowners Association, Inc. as recorded in Instrument No. 195-9507.

\$165,938.00 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 14th day of July, 2016.

Nicholas R. Woodley
NICHOLAS R. WOODLEY

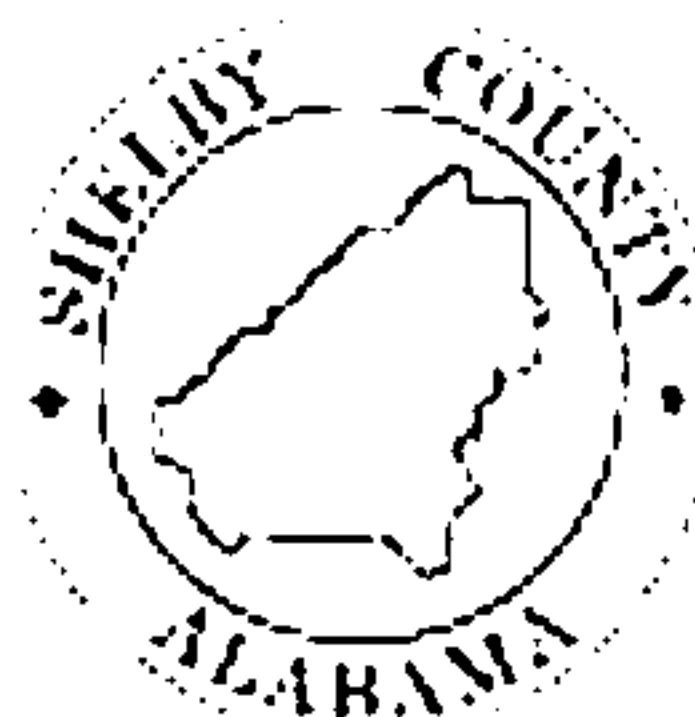
Neely M. Woodley
NEELY M. WOODLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NICHOLAS R. WOODLEY and NEELY M. WOODLEY 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 14th day of July, 2016.

[Signature]
Notary Public
Print Name: *Charles S. Spivey, III*
Commission Expires: *7 30 20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2016 02:50:42 PM
\$21.50 CHERRY
20160721000256150

[Signature]