

Send tax notice to:
MAYOLO ALBA
2700 WALKER CHAPEL ROAD
FULTONDALE, AL 35068

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Jefferson COUNTY

2016469

WARRANTY DEED

20160802000272700
08/02/2016 11:47:00 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Three Thousand Five Hundred and 00/100 Dollars (\$23,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM WOODALL, JR., Married whose mailing address is: 114 Falde Lane New Bern NC 28560 (hereinafter referred to as "Grantors") by MAYOLO ALBA and ANTONIA RUIZ-RUIZ whose property address is: 2700 WALKER CHAPEL ROAD, FULTONDALE, AL, 35068 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 Jefferson County, Alabama, to-wit:

LOT 26, ACCORDING TO THE MAP OF WALKER SPRINGS RECORDED IN MAP BOOK 16, PAGE 82, IN THE PROBATE OFFICE OF JEFFERSON 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. Right(s) of way to Jefferson County, as recorded in Instrument No. 200205/4986
3. Easement and building line as shown on recorded map.
4. Restrictions appearing of record in Volume 4343, Page 88
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 17, Page 123.
6. Rights and utilities, if any, in and to that portion of subject property vacated in Volume 4820, Page 567.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

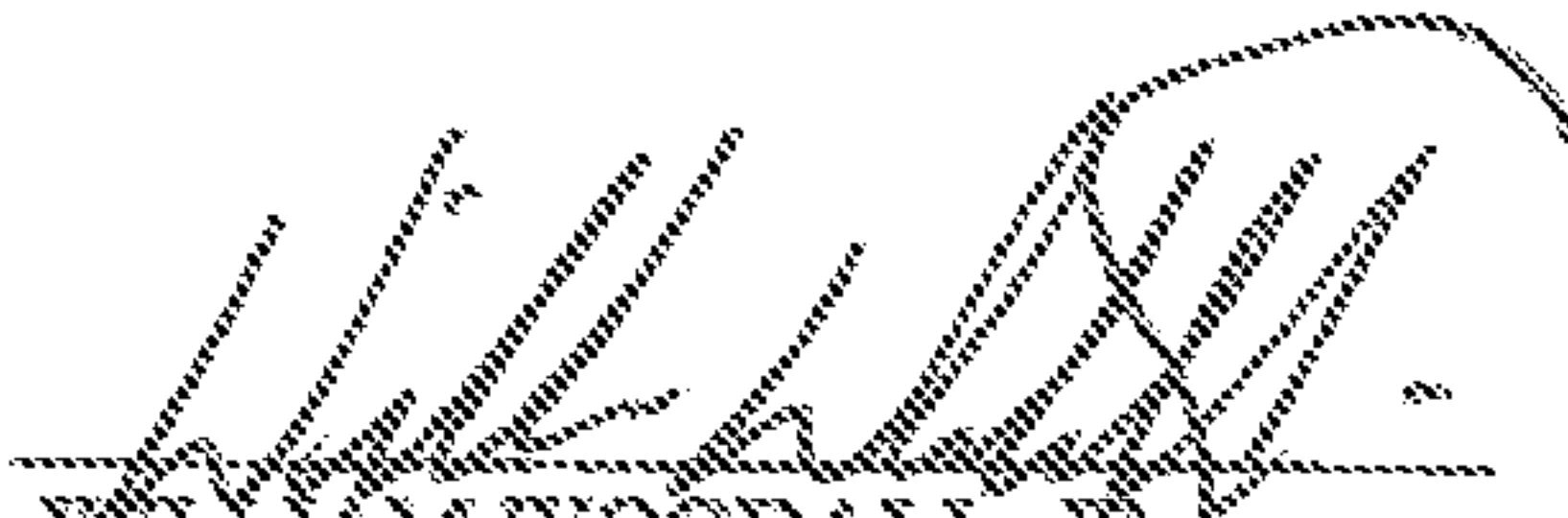
William E. Woodall, Jr. is the surviving grantee of deed recorded in LR 20100, Page 9290 in the Probate Office of Jefferson County, Alabama; the other grantee, William E. Woodall Sr, having died on or about the 31 day of December, 2014.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR SPOUSE AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

Being one and the same property as formerly described in prior deeds as Lot 26, according to the Map and Plan of W.E. Shine, known as Walker's Springs and filed for recorded in the Probate Office of Jefferson County, Alabama.

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 Grantee, 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 26 day of July, 2016.

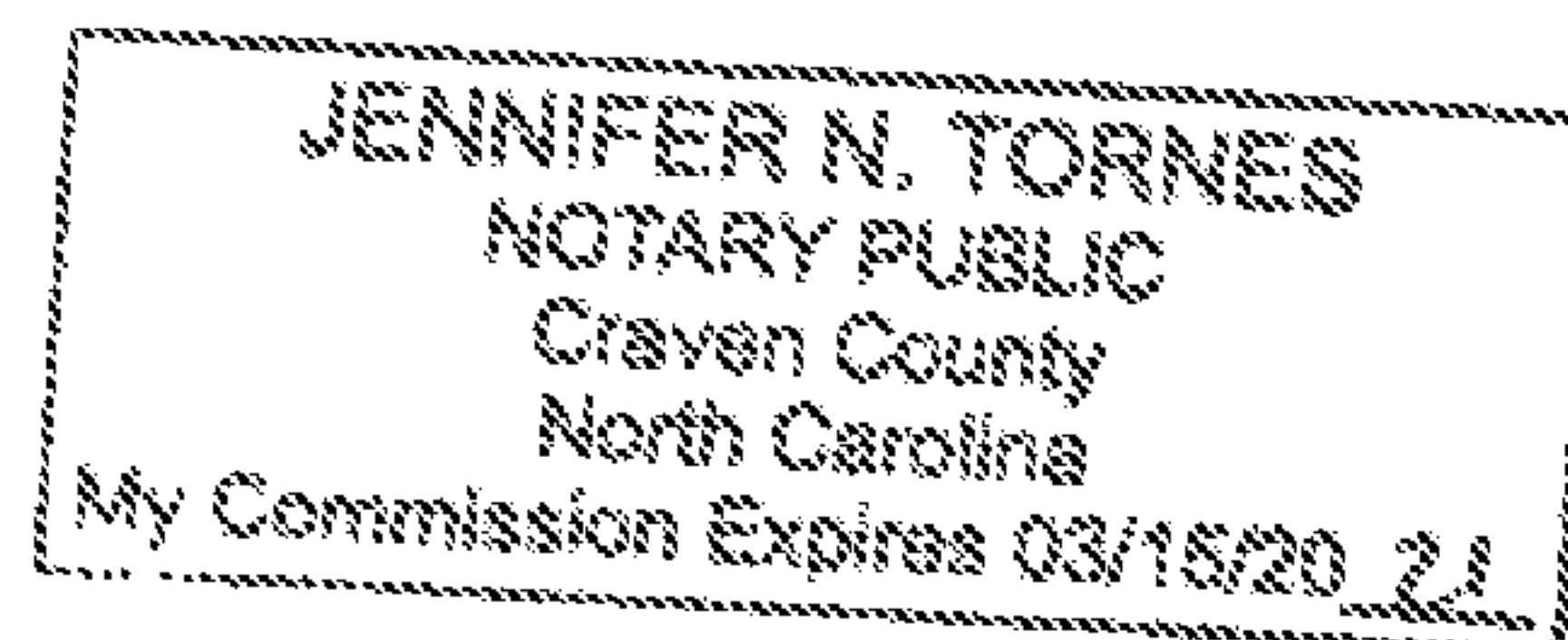

WILLIAM WOODALL, JR.

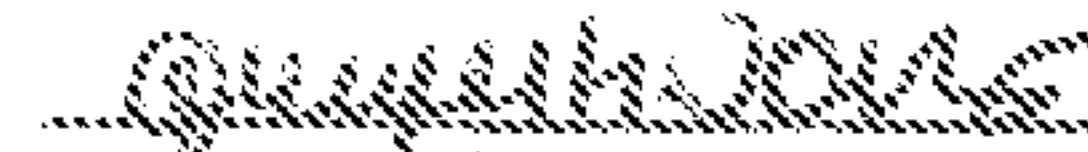
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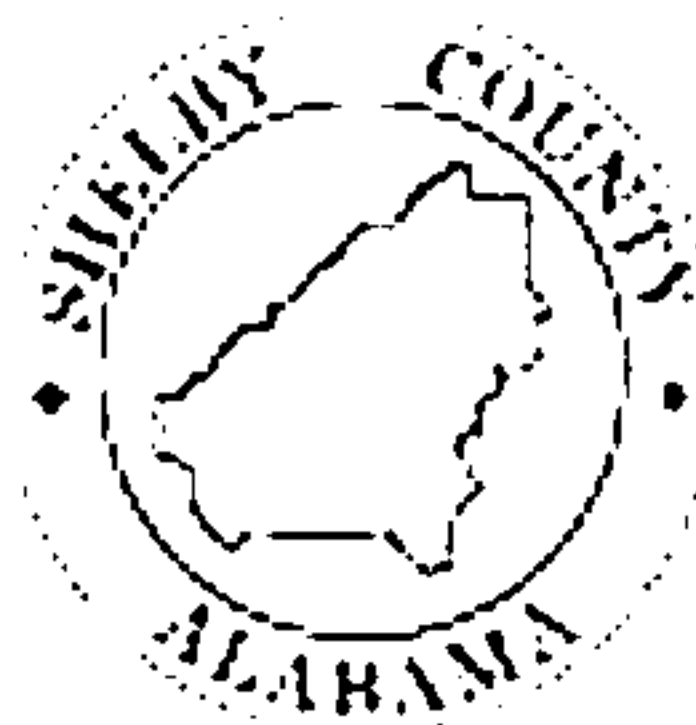
STATE OF NC
COUNTY OF Craven

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM WOODALL, JR. 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 26 day of July, 2016.




Notary Public
Print Name: JENNIFER N. TORNES
Commission Expires: 03/15/2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 11:47:00 AM
\$41.50 CHERRY
20160802000272700

