

Send tax notice to: Mercedes Lenette Willis, 121 Stone Road, Pelham, AL 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35243

16-2960

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-nine thousand and no/100 (\$159,000.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Richard N. Akins and his wife Danette A. Akins, whose mailing address is:

153 Brookshire Lane Pelham, AL 35124

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Mercedes Lenette Willis, whose mailing address is: 121 Stone Road, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 121 Stone Road, Pelham, AL 35124** to-wit:

Lot 10, according to the Survey of Stonehaven, First Addition, as recorded in Map Book 23, Page 95, in the Office of the Judge of Probate of Shelby County Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$156,120.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 30th day of August, 2016.

Richard N. Akins (Seal)
RICHARD N. AKINS

Danette A. Akins (Seal)
DANETTE A. AKINS

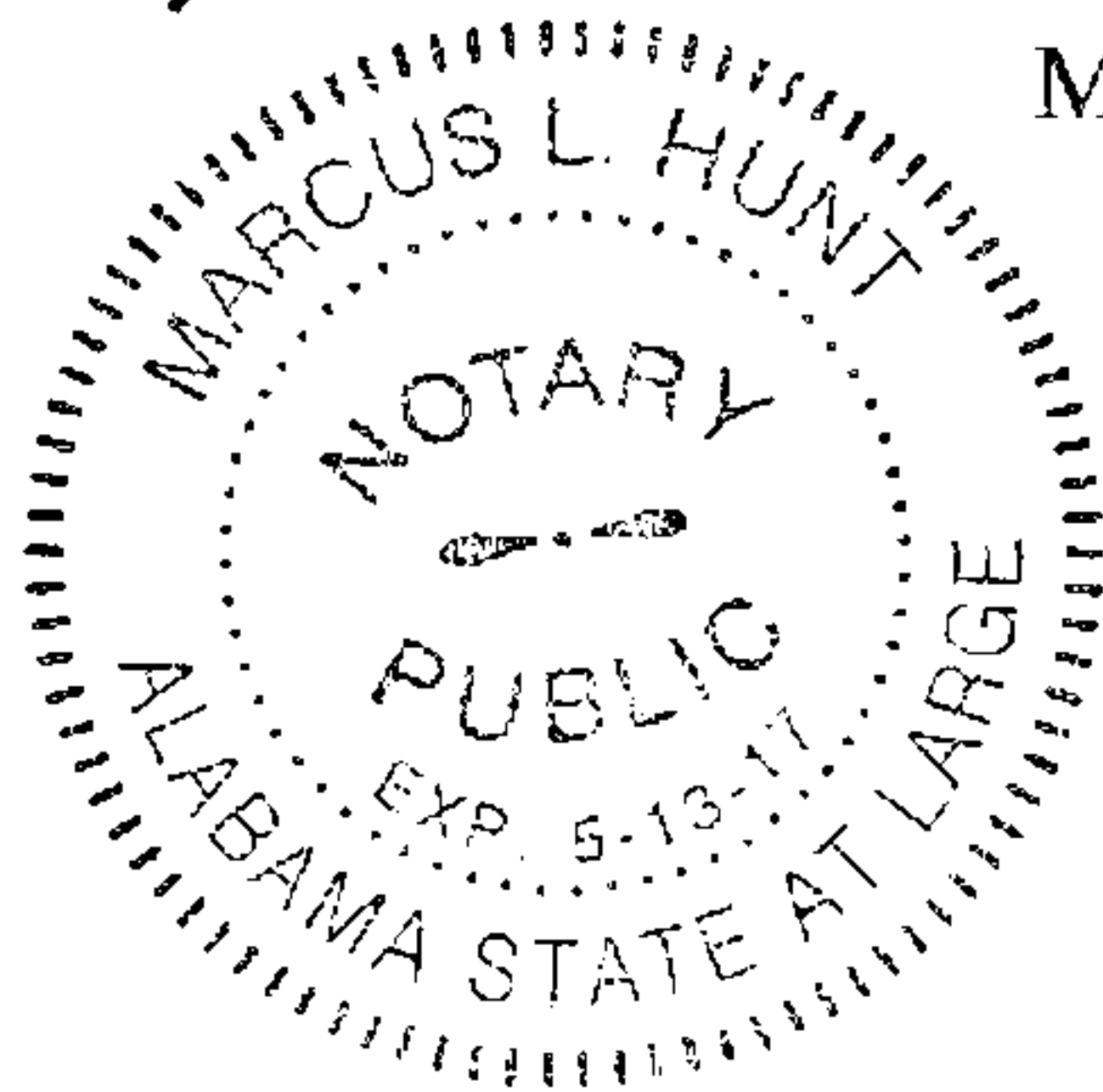
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard N. Akins and his wife Danette A. Akins, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of August, 2016.

Marcus L. Hunt
NOTARY PUBLIC

My commission expires: 5/13/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2016 09:09:07 AM
\$21.00 CHERRY
20160901000317240

James W. Fuhrmeister