

20160901000318450
09/01/2016 02:47:48 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Sonja Faye Player
105 Amanda Drive
Vincent, AL 35178
(Also Property Address)

ID: _____
County: _____
Date: _____
Time: _____
E-RECORDED
simplefile

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Two Thousand and No/100 Dollars (\$152,000.00)
As evidenced by closing statement
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Daniel R. Smith and Audrey M. Smith, husband & wife
(Whose address is 626 N. Wolf Street, Cheney, KS 67025)

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

Sonja Player
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of The Willows, as recorded in Map Book 27, Page 62, in
the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, liens and rights of way of record.

\$ 156,298.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 1st
day of September, 2016.

Daniel R. Smith (Seal)
Daniel R. Smith

Audrey M. Smith (Seal)
Audrey M. Smith

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Daniel R. Smith and Audrey M. Smith, whose name(s) 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, they/he/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 1st day of September, A.D., 2016.

My Commission Expires: 4/21/20

William H. Halbrooks
Notary Public: William H. Halbrooks
NOTARY PUBLIC
WILLIAM H. HALBROOKS
ALABAMA STATE AT LARGE



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2016 02:47:48 PM
\$16.00 CHERRY
20160901000318450

James W. Fuhrmeister