

16-3073

Send tax notice to: Natalia E. Fondren, 206 Cambrian Ridge Trail, Pelham, Al. 35124

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

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventeen thousand nine hundred and no/100 (\$117,900.00) Dollars** the amount of which can be verified according to the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Clayton A. Kirkland and his wife, Lauren B. Kirkland, whose mailing address is:  
6721 Winchester Lane, Pelham, AL 35124

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto  
Natalia E. Fondren **whose mailing address is:**  
**206 Cambrian Ridge Trail, Pelham, Al. 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address is: 206 Cambrian Ridge Trail, Pelham, Al. 35124** to-wit:

Lot 4, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$115,764.00 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 hands(s) and seal(s) this 30<sup>th</sup> day of September, 2016.

Clayton A. Kirkland (Seal)  
CLAYTON A. KIRKLAND

Lauren B. Kirkland (Seal)  
LAUREN B. KIRKLAND

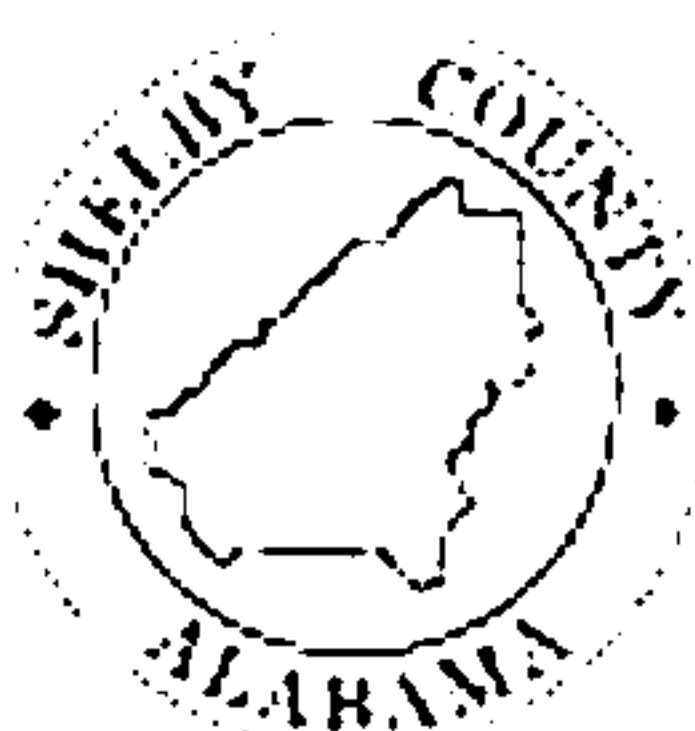
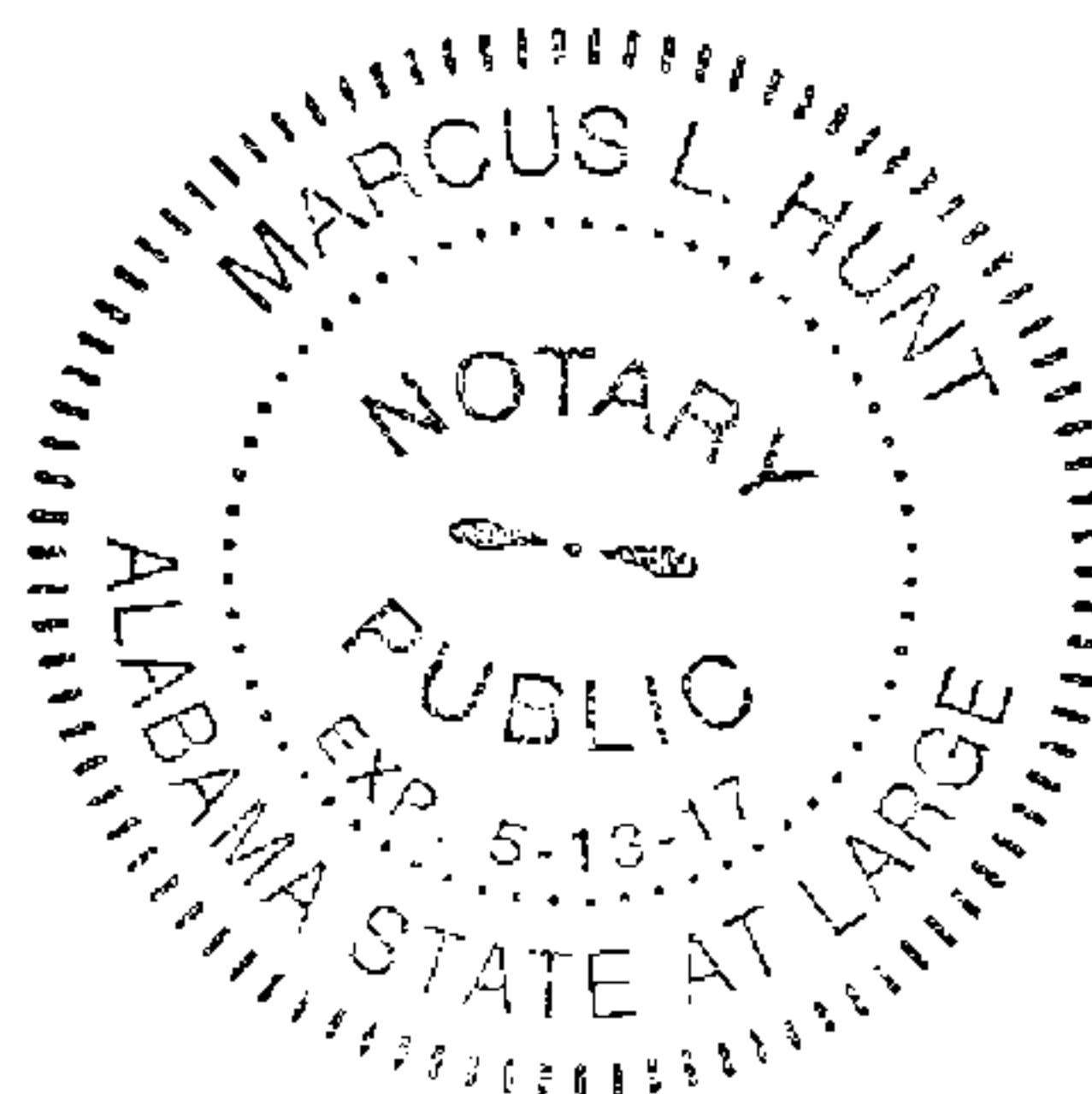
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton A. Kirkland and his wife Lauren B. Kirkland, 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 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 September, 2016.

[Signature]  
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  
10/03/2016 08:55:33 AM  
\$20.50 CHERRY  
20161003000360090

[Signature]