

3595 Grandview Pkwy
Suite 200
Birmingham, Alabama 35243

Send tax notice to:
Lee Martin Diclemente, Jr.
Melody Diclemente
1114 Legacy Drive
Birmingham, AL 35242
BHM1600768-O

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20161006000367580 1/2 \$215.00
Shelby Cnty Judge of Probate, AL
10/06/2016 10:58:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Hundred Eighty Five Thousand and 00/100 Dollars (\$985,000.00) the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Brian James and Ann Marie James** ^{husband and wife} **whose mailing address is 5430 Saddle Creek Lane, Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Lee Martin Diclemente, Jr. and Melody Diclemente** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 152, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

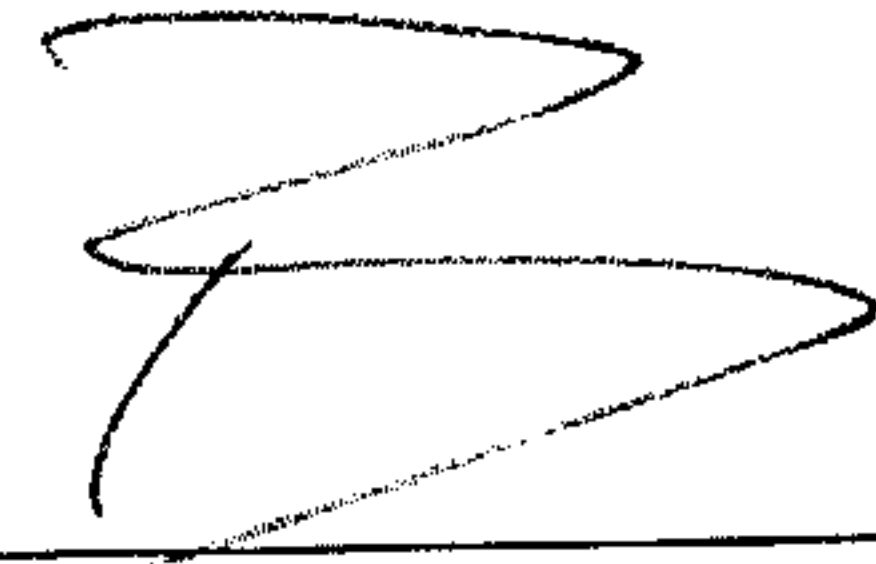
MINING AND MINERAL RIGHTS EXCEPTED.

\$788,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

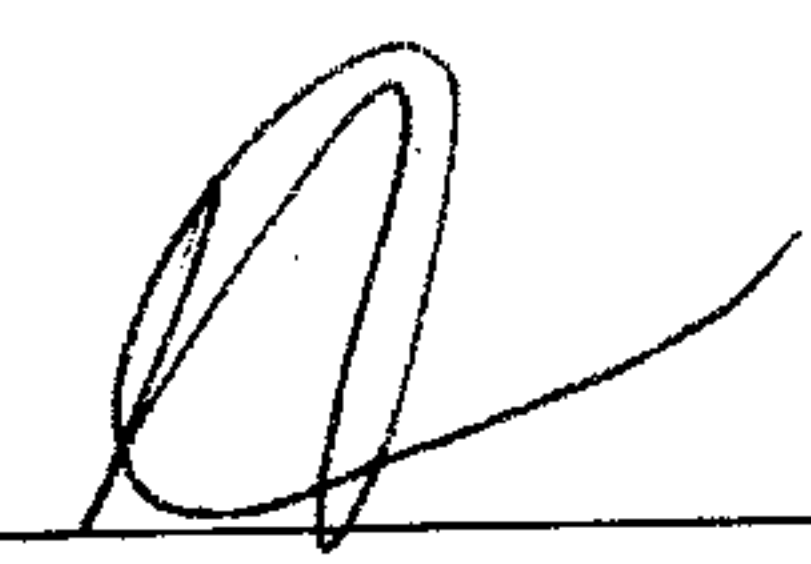
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Brian James and Ann Marie James have hereunto set their signatures and seals on October 4, 2016.



Brian James



Ann Marie James

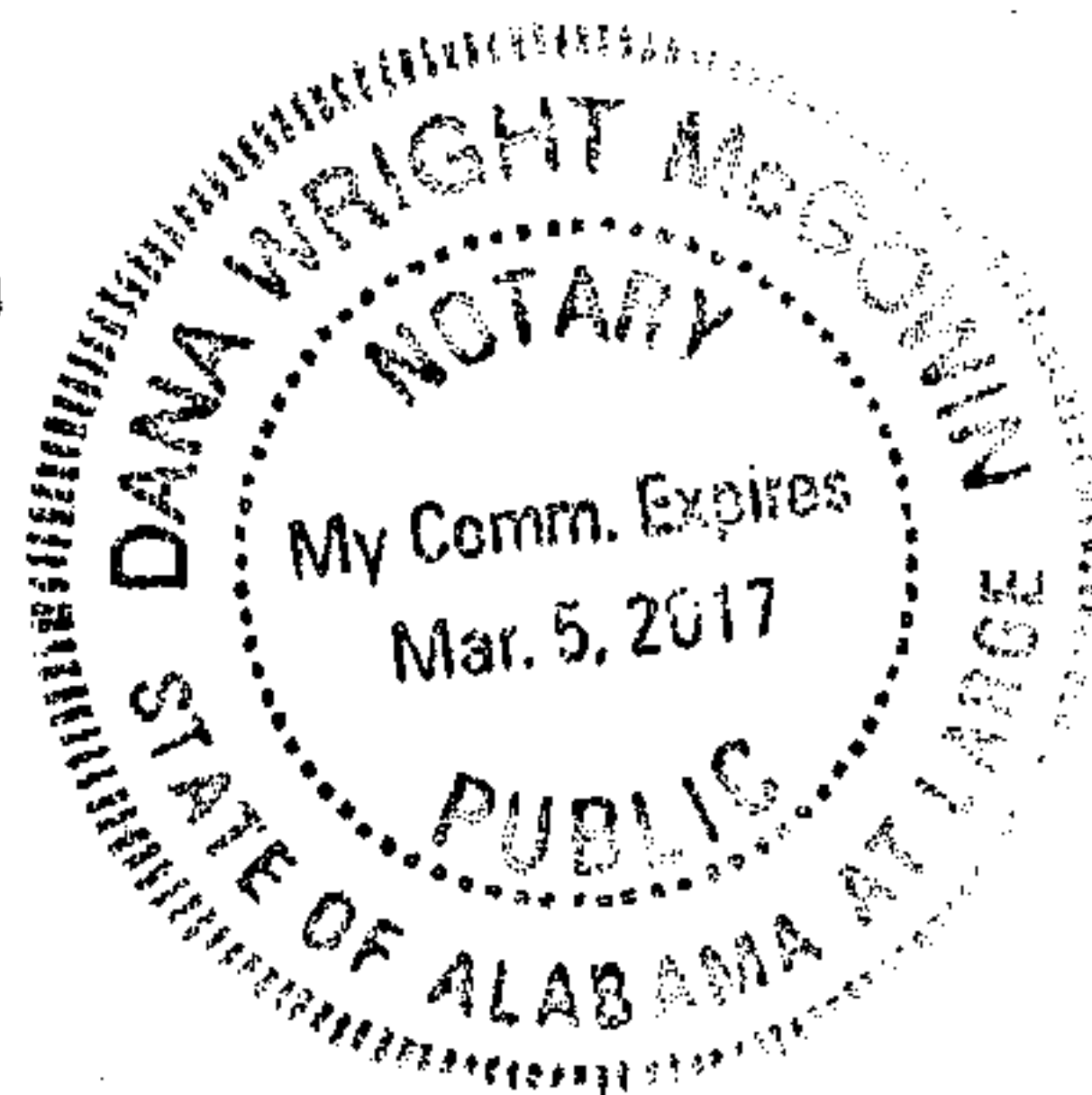

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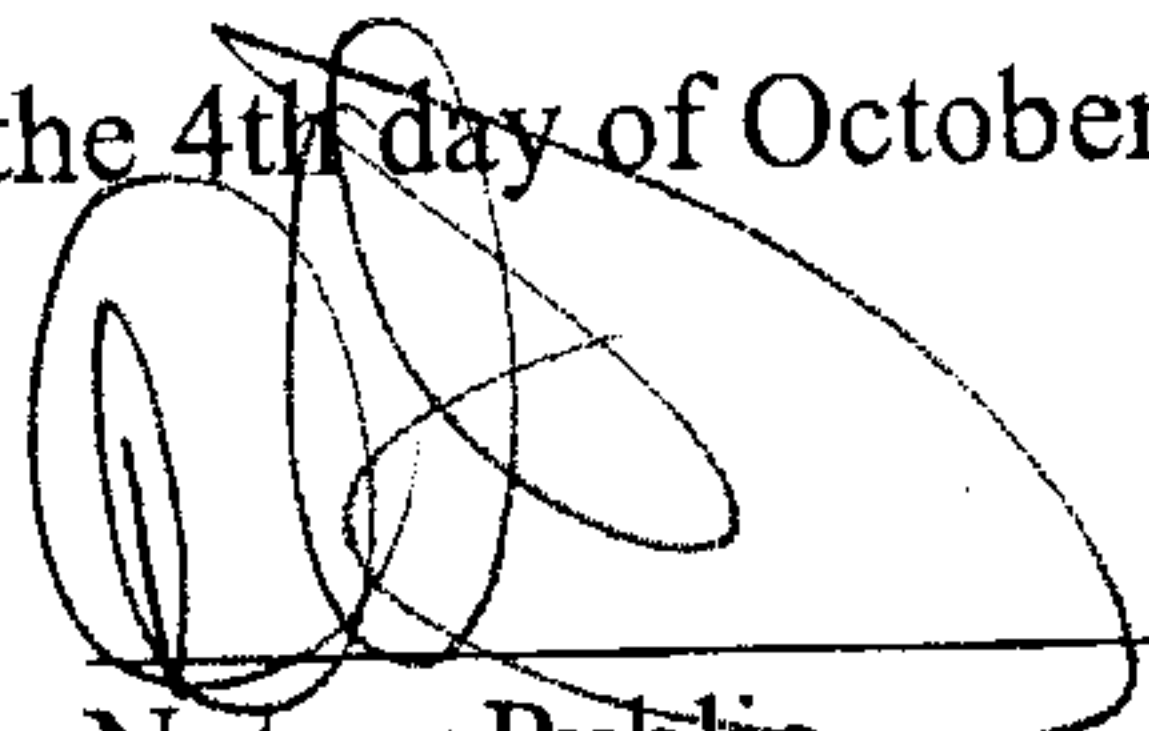
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian James and Ann Marie James, 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 4th day of October, 2016.

(NOTARIAL SEAL)





Notary Public

Print Name: Dana Wright McGowan
Commission Expires: 3/5/17



Filed and Recorded
Official Public Records
Shelby County, AL 10/06/2016
State of Alabama
Deed Tax: \$197.00

ge,

