

Send tax notice to:
KAREN DAVIS
321 APPLEFORD RD
HELENA, AL 35080

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

STATE OF ALABAMA
Shelby COUNTY

2016614T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHELE M. MURPHY, AN UNMARRIED WOMAN whose mailing address is: 501 Fieldstone Drive, Helena, AL 35080 (hereinafter referred to as "Grantors") by KAREN DAVIS whose property address is: 321 APPLEFORD RD, HELENA, AL, 35080 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Hillsboro Subdivision Phase I, as recorded in Map Book 37, Page 104 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. All matters as set forth as shown on the plat as recorded in Plat Book 37, Page 104A-C of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. All matters affecting the Property as shown on the recorded subdivision plat for the Property.
5. Covenants, conditions, restrictions, easements, assessments, liens, and encumbrances set forth in the Articles of Incorporation of Hillsboro Residential Association, Inc. as recorded in Bk: LR200666, Pg: 12615, in the Probate Office of Jefferson County, Alabama, and unrecorded By- Laws thereof, and the Declaration of Protective Covenants of Hillsboro (Residential) as recorded in Instrument No. 20061121000567590
6. Covenants, conditions, restrictions, easements, assessments, liens, and encumbrances set forth in the Articles of Incorporation of Appleford Swim Club, Inc. as recorded in Bk: LR200666, Pg: 12629 in the Probate Office of Jefferson County, Alabama, and unrecorded By-Laws thereof, and the Declaration of Covenants, Conditions, and Restrictions for Appleford (a Hillsboro community) as recorded in Instrument No. 20061121000567600 in the Probate Office of Shelby

- 7. Homeowners Association granted by instrument recorded in Official Records Instrument 20081114000439290, of the Probate Records of Shelby County, Alabama.
- 8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20061121000567598

\$205,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantees, 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 18th day of October, 2016.

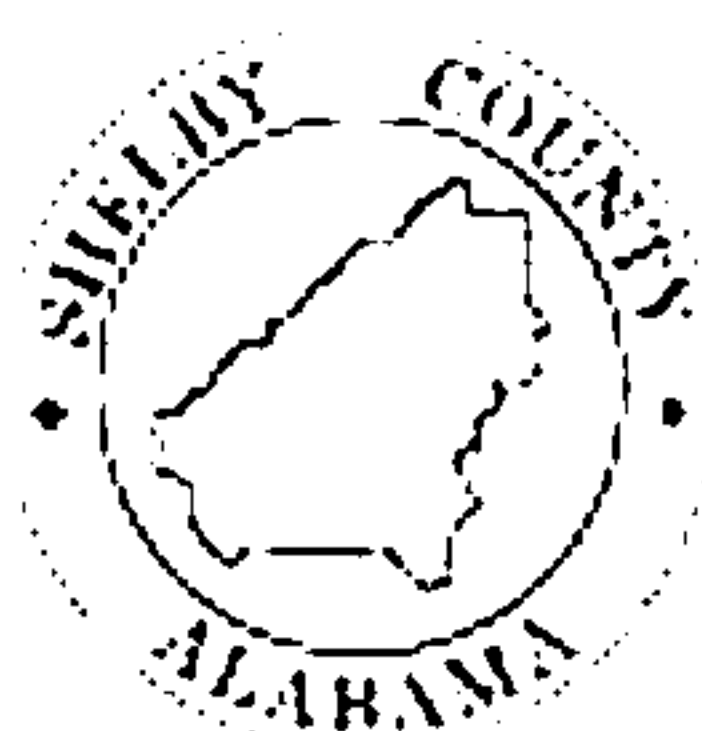
Michele M. Murphy
MICHELE M. MURPHY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHELE M. MURPHY 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 18th day of October, 2016.

Charles D. Stewart, Jr.
 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/21/2016 08:13:44 AM
\$68.00 JESSICA
20161021000386940

J. Fuhrmeister