

Send Tax Notice To:
The Realty Studio, LLC
P.O. Box 36975
Hoover, AL 35236

20161025000391890
10/25/2016 10:27:00 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$46,150.00, the amount of which can be verified in 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 Anne E. Stowe a ~~single~~ woman, who constitutes the subject property is not her homestead nor the homestead of her spouse, whose mailing address is 408 Feroclyft Dr. Biham, AL 35213 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto The Realty Studio, LLC, whose mailing address is PO Box 36925 Hoover, AL 35236 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Lot 9B Mooney Ests, Columbiana, AL 35051; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$46,150.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Anne E. Stowe a Single woman, who constitutes the subject property is not her homestead nor the homestead of her spouse has/have hereunto set his/her/their hand(s) and seal(s) , this 21st day of October, 2016.

Anne E. Stowe

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Anne E. Stowe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of October, 2016.

Notary Public
Commission Expires: 10/31/2016

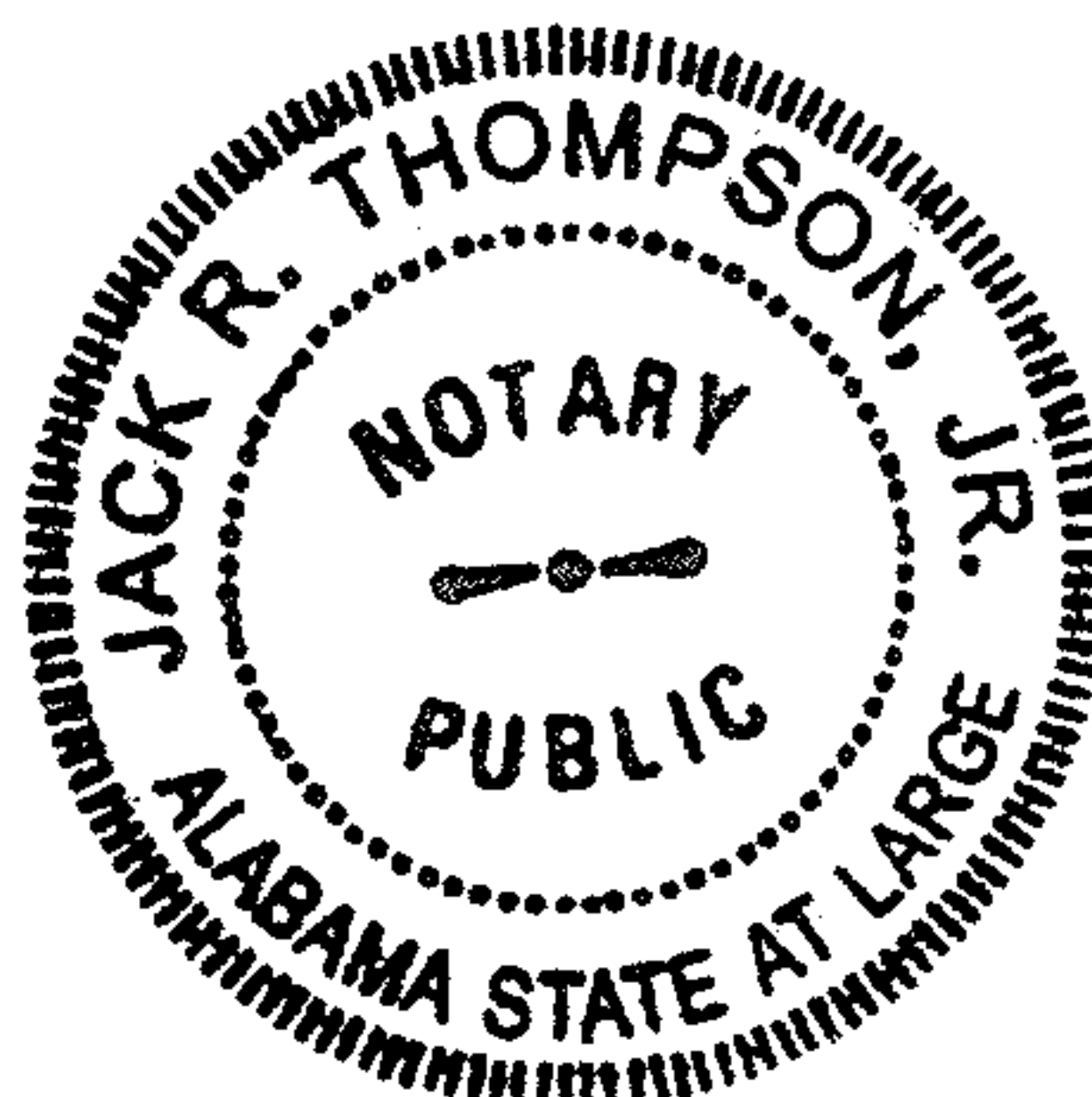
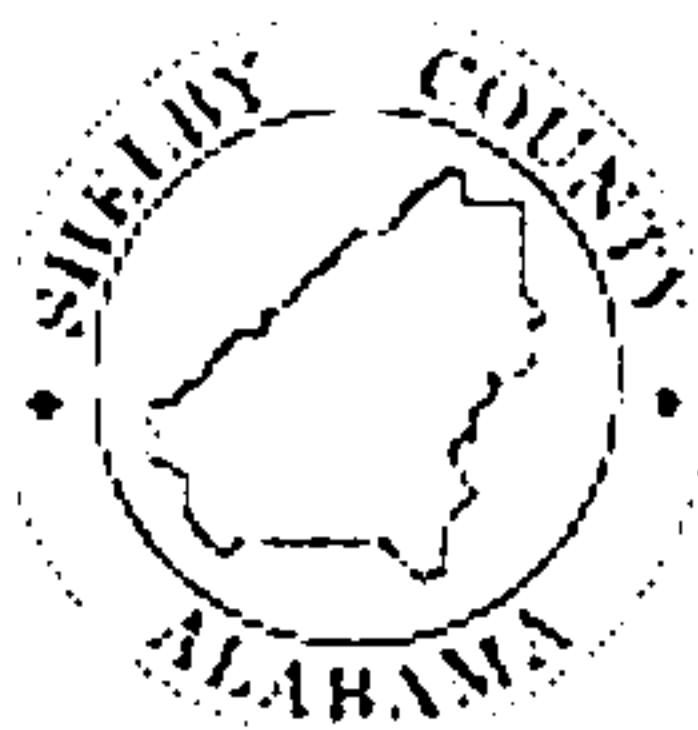


EXHIBIT "A"
Legal Description

PARCEL 2

Being part of Lot 9B of a Resubdivision of Lot 9 of Mooney Estates, as recorded In Map Book 30, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of above said Lot 9B, said point being the POINT OF BEGINNING; thence S00°29'46"E, a distance of 453.47'; thence S89°54'48"E, a distance of 158.85'; thence S00°58'19"W, a distance of 186.98' to the Northerly R.O.W. line of Mooney Road; thence S89°15'34"E and along said R.O.W. line, a distance of 414.90'; thence N00°02'42"W and leaving said R.O.W. line, a distance of 646.27'; thence N89°57'18"E, a distance of 573.96' to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/25/2016 10:27:00 AM
\$19.00 CHERRY
20161025000391890

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.