

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Patrick J. Fussell
571 Forest Lakes Dr.
Sterrett, AL 35147

Warranty Deed
20161102000401650
11/02/2016 10:47:20 AM
DEEDS 1/2

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

That in consideration of \$198,500.00, 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 William B. Kell by Jessica Sutherland as Attorney-in-Fact and wife, Cassie M. Kell by Jessica Sutherland as Attorney-in-Fact, whose mailing address is 311 Abbey Ct., Aylett, VA 23009 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patrick J. Fussell, whose mailing address is 571 Forest Lakes Dr., Sterrett, AL 35147 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 571 Forest Lakes Drive, Sterrett, AL 35147; 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; \$194,904.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, William B. Kell by Jessica Sutherland as Attorney-in-Fact and wife, Cassie M. Kell by Jessica Sutherland as Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s) , this 28th day of October, 2016.

William B. Kell, by Jessica Sutherland, as attorney in fact
William B. Kell by Jessica Sutherland as
Attorney-in-Fact
Cassie M. Kell, by Jessica Sutherland, as attorney in fact
Cassie M. Kell by Jessica Sutherland as
Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jessica Sutherland whose name as Attorney in Fact for William B. Kell and Cassie M. Kell is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, She, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of October, 2016.

Notary Public
Commission Expires: 12-29-2019



EXHIBIT "A"
Legal Description

Lot 51, according to the Map and Survey of Forest Lakes Sector 1, as recorded in Map Book 28, page 94, in the Probate Office of Shelby County, Alabama.

20161102000401650 11/02/2016 10:47:20 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 10:47:20 AM
\$22.00 CHARITY
20161102000401650

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