

Send tax notice to:
ALAN L. ULFERS
105 KILKERRAN LANE
PELHAM, AL 35124

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

2016722

WARRANTY DEED

20161207000447090
12/07/2016 02:03:29 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT STEVE POSEY and CAMILLE B. POSEY, HUSBAND AND WIFE, **whose mailing address** is: 169 NOEL STREET, BOAZ, AL 35957 (hereinafter referred to as "Grantors") by ALAN L. ULFERS and MARY ULFERS **whose property address** is: 105 KILKERRAN LANE, PELHAM, AL, 35124 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 702, ACCORDING TO THE FINAL PLAT OF KILKERRAN AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 99, IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

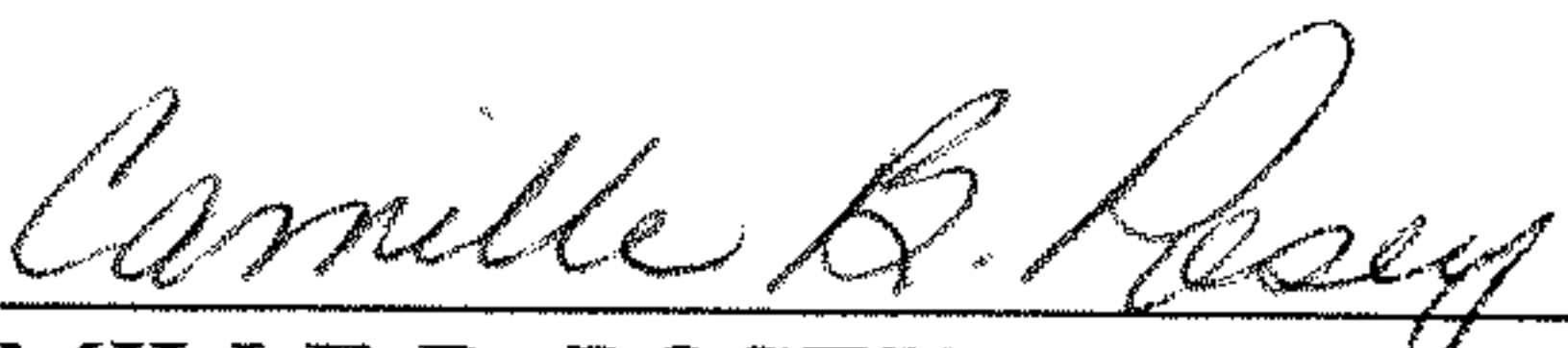
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Restrictions, covenants and conditions appearing of record in Real 228, Page 563.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real 224, Page 583.
4. Easement to Alabaster Water and Gas Board as recorded in Real 124, Page 255.
5. Easements and building line as shown on recorded map.

\$0.00 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 7th day of December, 2016.

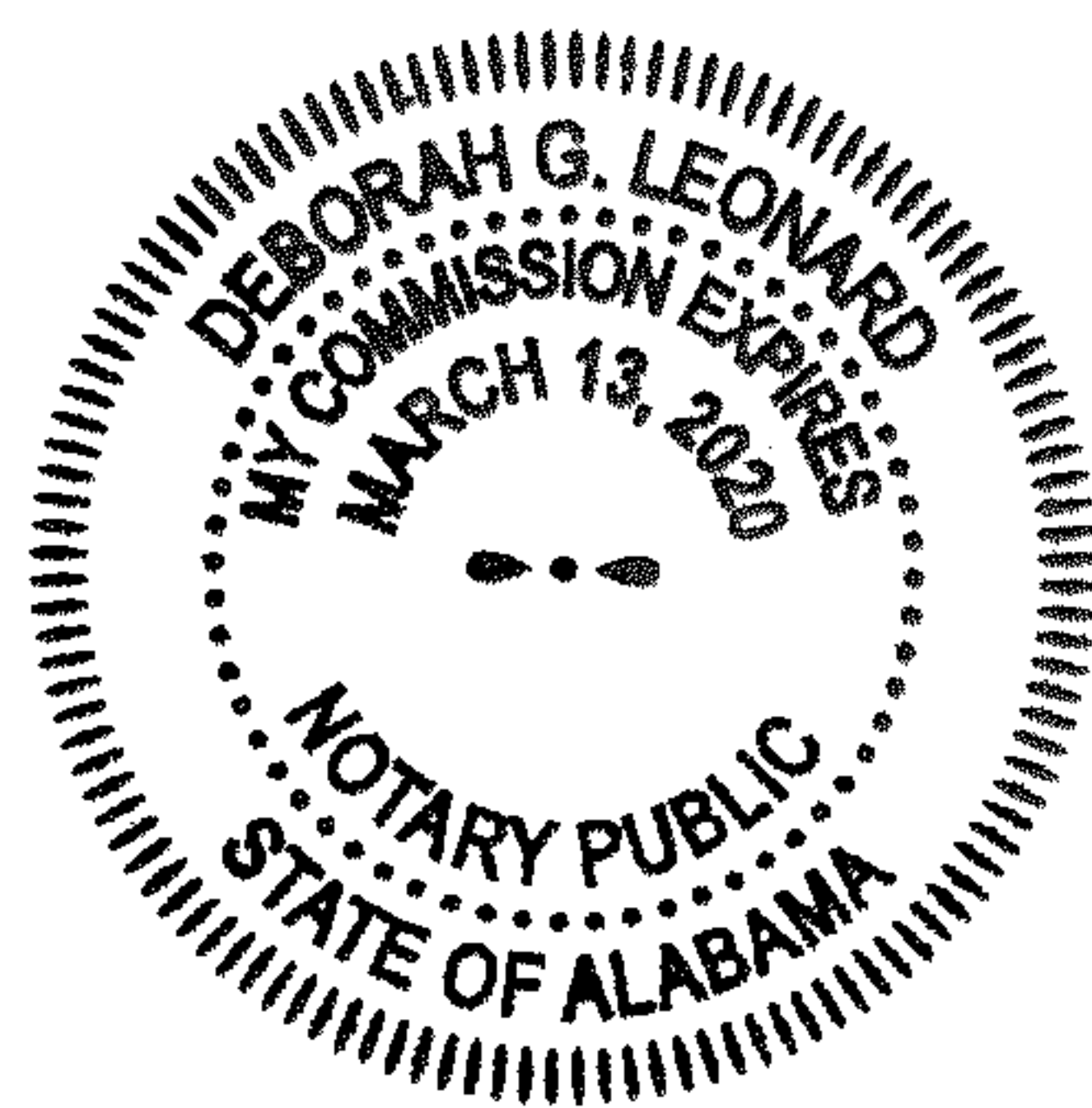

ROBERT STEVE POSEY


CAMILLE B. POSEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ROBERT STEVE POSEY and CAMILLE B. POSEY 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 7th day of December, 2016.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2016 02:03:29 PM
\$318.00 CHERRY
20161207000447090

