

Send tax notice to:
BILLY DONAHUE
121 NEWGATE ROAD
ALABASTER, AL 35007

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

2016721

WARRANTY DEED

20161207000447100
12/07/2016 02:04:08 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALAN L. ULFERS and MARY RATHBURN ULFERS, husband and wife **whose mailing address** is: 105 Kilkerran Lane, Pelham, AL 35124 (hereinafter referred to as "Grantors") by BILLY DONAHUE **whose property address** is: 121 NEWGATE ROAD, ALABASTER, AL, 35007 (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 30, BLOCK 3, ACCORDING TO THE SURVEY OF NORWICK FOREST, SECOND SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 23A AND B, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Declaration of Covenants, Conditions, Restrictions and Rights of Norwick Forest Second Sector as recorded in Book 228, Page 563.
4. Easement granted to Alabama Power Company and South Central Bell by Instrument(s) recorded in Real 224, Page 583.
5. Easement to Alabaster Water & Gas Board, as recorded in Book 124, Page 255.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ALAN L. ULFERS IS THE SURVIVING GRANTEE OF DEED RECORDED IN BOOK 295, PAGE 880, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, LINDA K. ULFERS HAVING ON ABOUT THE 14 DAY OF JAN, 2012.

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.

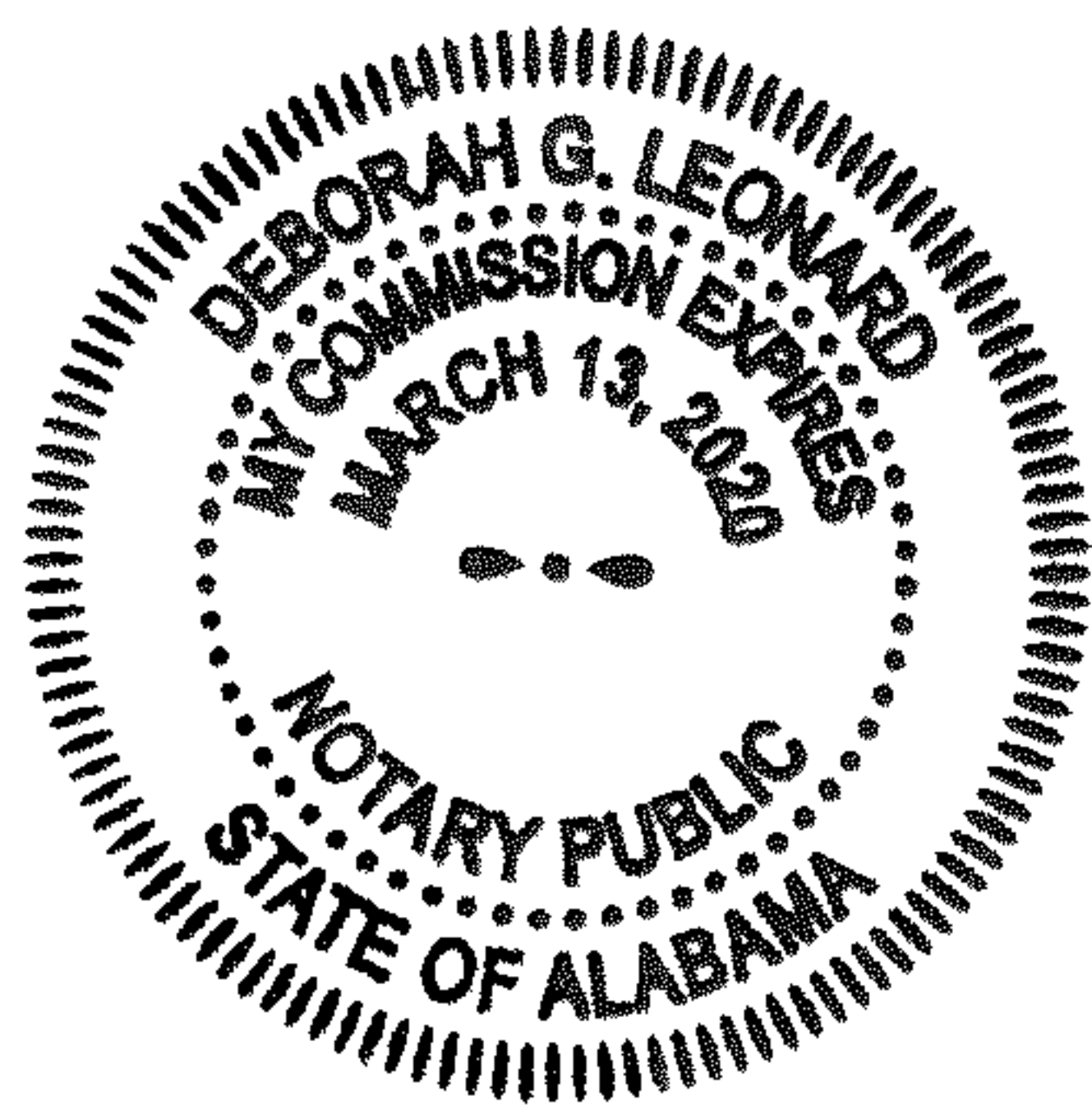
Alan L. Ulfers
ALAN L. ULFERS

Mary Rathburn Ulfers
MARY RATHBURN ULFERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ALAN L. ULFERS and MARY RATHBURN ULFERS 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.



Deborah G. Leonard
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 02:04:08 PM
\$298.00 CHERRY
20161207000447100

James W. Fuhrmeister