

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Nancy Pinkerton
3394 North Broken Bow Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Reed King** and wife, **Emily Barberini King**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Nancy Pinkerton** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 40, according to the Map and Survey of Broken Bow 1st Addition, 1st Phase, as recorded in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama

Title not examined by preparer

\$187,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this December 12, 2016.



Reed King



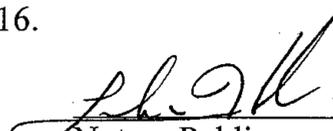
Emily Barberini King

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Reed King** and wife, **Emily Barberini King** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 12, 2016.

My Commission Expires: 7-26-20



Notary Public

Grantor's Address:
2316 Rockview Lane
Hoover, AL 35226
Property Address:
3394 North Broken Bow Drive
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 08:58:06 AM
\$20.00 CHERRY
20161220000463700

