

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2016-12-5247
Documentary Evidence: Sales Contract

Send Tax Notice To:
Katrina S. Welch
6017 Forest Lakes Cove
Sterrett, AL 35147

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Wendy Ann Rea Clifton and spouse, Robert Earl Clifton**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Katrina S. Welch**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 375, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25, A, B & C, in the Probate Office of Shelby County, Alabama.

\$144,001.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

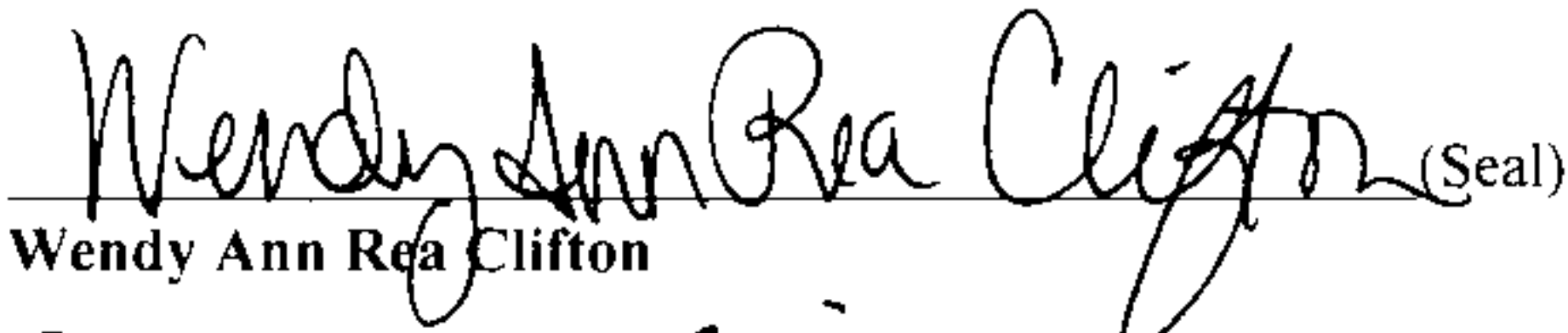
Wendy Ann Rea and Wendy Ann Rea Clifton are one and the same person.

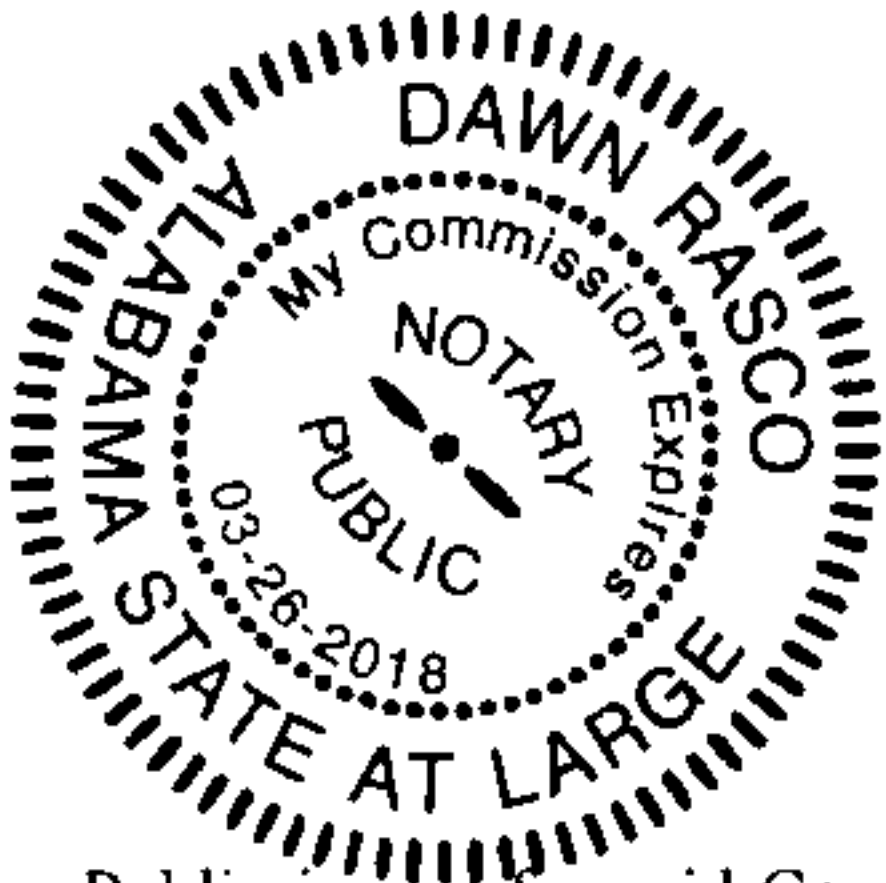
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 29th day of December, 2016.

 (Seal)
Wendy Ann Rea Clifton
 (Seal)
Robert Earl Clifton



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wendy Ann Rea Clifton and spouse, Robert Earl Clifton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 29th day of December, 2016.

Shelby County, AL 01/03/2017
State of Alabama
Deed Tax: \$14 00


Notary Public
My Commission Expires: 3/26/2018

Grantors' Mailing Address:
211 Lime Creek Lane
Chelsea, AL 35043

