

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2016-10-5205
Documentary Evidence: Sales Contract

Send Tax Notice To:
Robert T. Tolbert
140 Landings Lane
Wilsonville, AL 35186

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00)**, 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, **Nathan Brackeen and spouse, Debbie Brackeen**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Robert T. Tolbert**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 4, according to the survey of Carleton Estates, as recorded in Map Book 13, page 48, in the Probate Office of Shelby County, Alabama; said lot or parcel being situated in Shelby County, Alabama.



All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

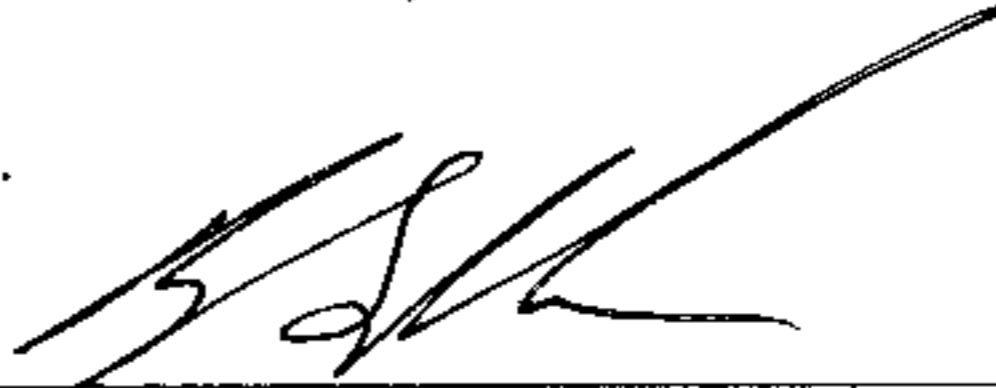
IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 30th day of December, 2016.

 (Seal)
Nathan Brackeen
 (Seal)
Debbie Brackeen

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nathan Brackeen and spouse, Debbie Brackeen**, 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 30th day of December, 2016.



Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantors' Mailing Address:
21681 Silver Oaks Circle
Athens, AL 35613


20170103000000890 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
01/03/2017 01:02:51 PM FILED/CERT

