

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Debbie A. Bond
3263 N. Broken Bow Drive
Birmingham, AL 35242
(Also Property Address)

WARRANTY DEED
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Two Thousand and no/100--(\$222,000.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Richard D. Pyle and Carol J. Pyle, a married couple
(Whose address is 2005 River Birch Way, B'Ham, AL 35242)
(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Debbie A. Bond
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 20, according to the Survey of Broken Bow, 5th Addition, as recorded in Map Book 9, Page 13, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, liens, easements and restrictions of record.

\$ 72,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever. And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I / we have a good right to sell and convey the same as aforesaid; that I / we will and my / our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th day of December, 2016

Richard D. Pyle (Seal)
Richard D. Pyle

Carol J. Pyle (Seal)
Carol J. Pyle

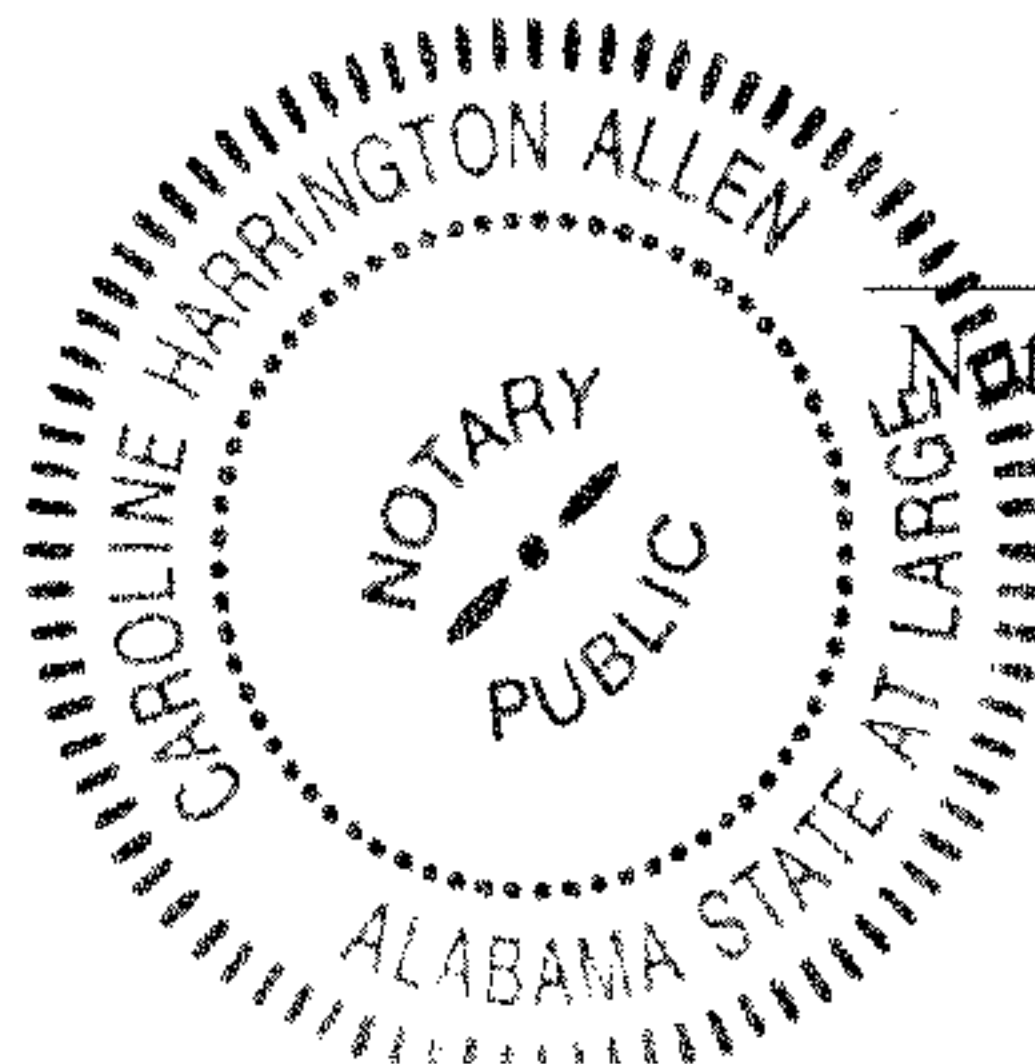
STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Richard D. Pyle and Carol J. Pyle, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A.D., 2016.

My Commission Expires: 9/22/17



Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 11:45:20 AM
\$165.00 CHARITY
20170111000011700

James W. Fuhrmeister