

WARRANTY DEED

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

Send Tax Notice To:
Laura D Dinan
5320 Woodford Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bill Gene Fite** and wife, **Susan Seaton Fite**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Laura D Dinan** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 49, Block 2, according to the Survey of Amended Map of Woodford, as recorded in Map Book 8, page 51 A, B, C and D, in the Probate Office of Shelby County, Alabama

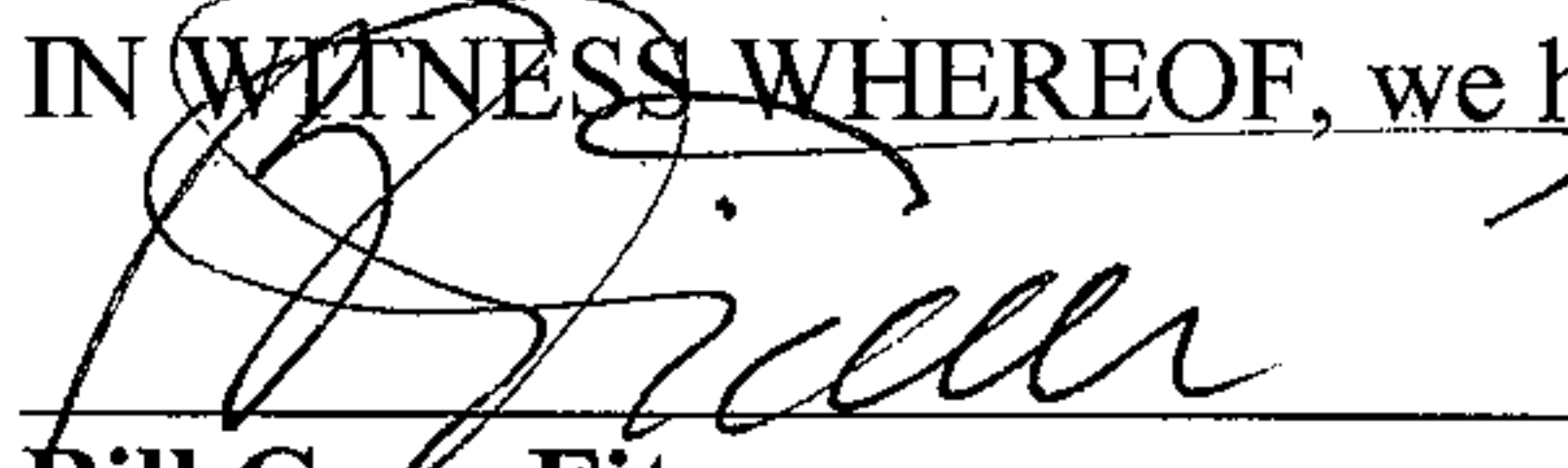
Note to Recording Clerk: The assessed value of this property is \$367,280.00

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

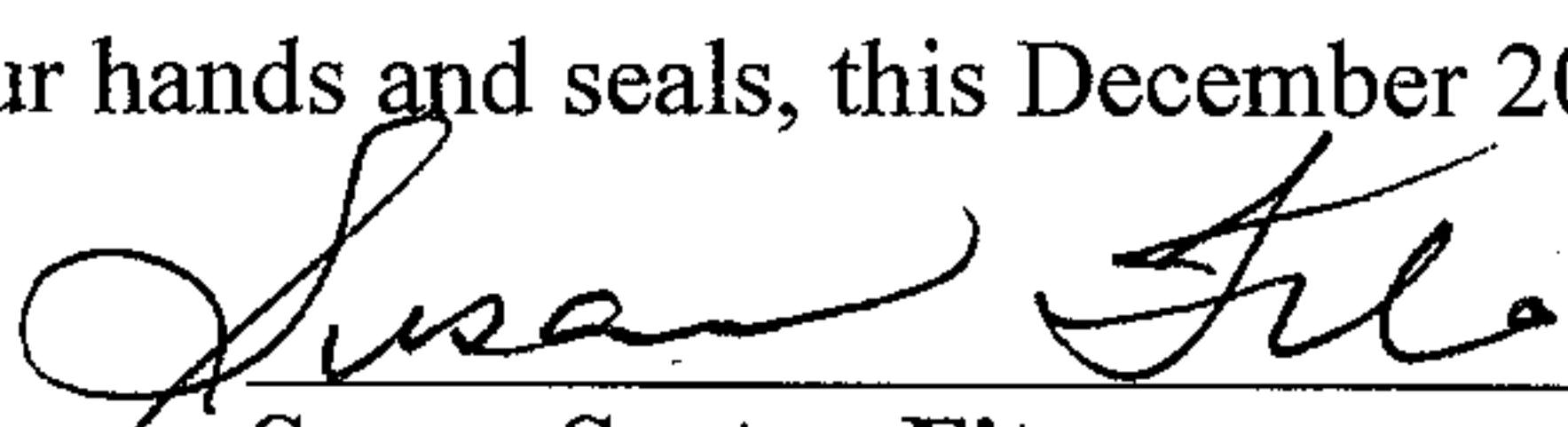
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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 20, 2016.



Bill Gene Fite



Susan Seaton Fite

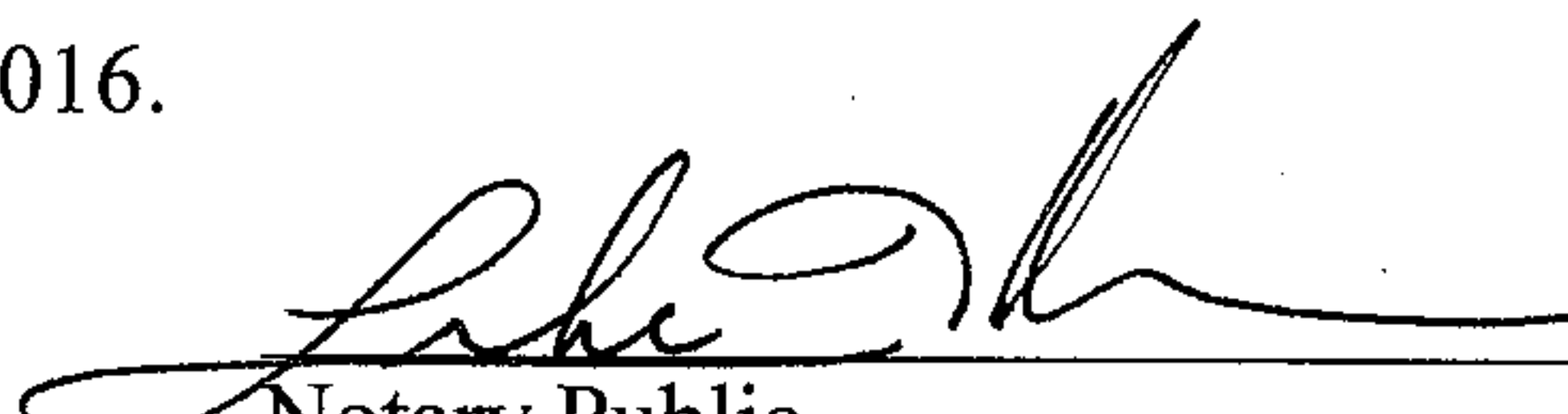
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Bill Gene Fite** and wife, **Susan Seaton Fite** 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.

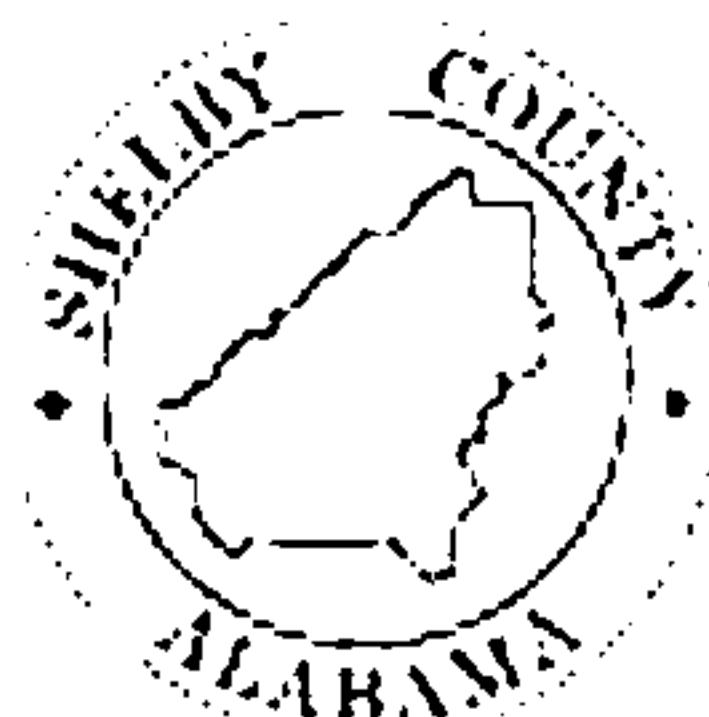
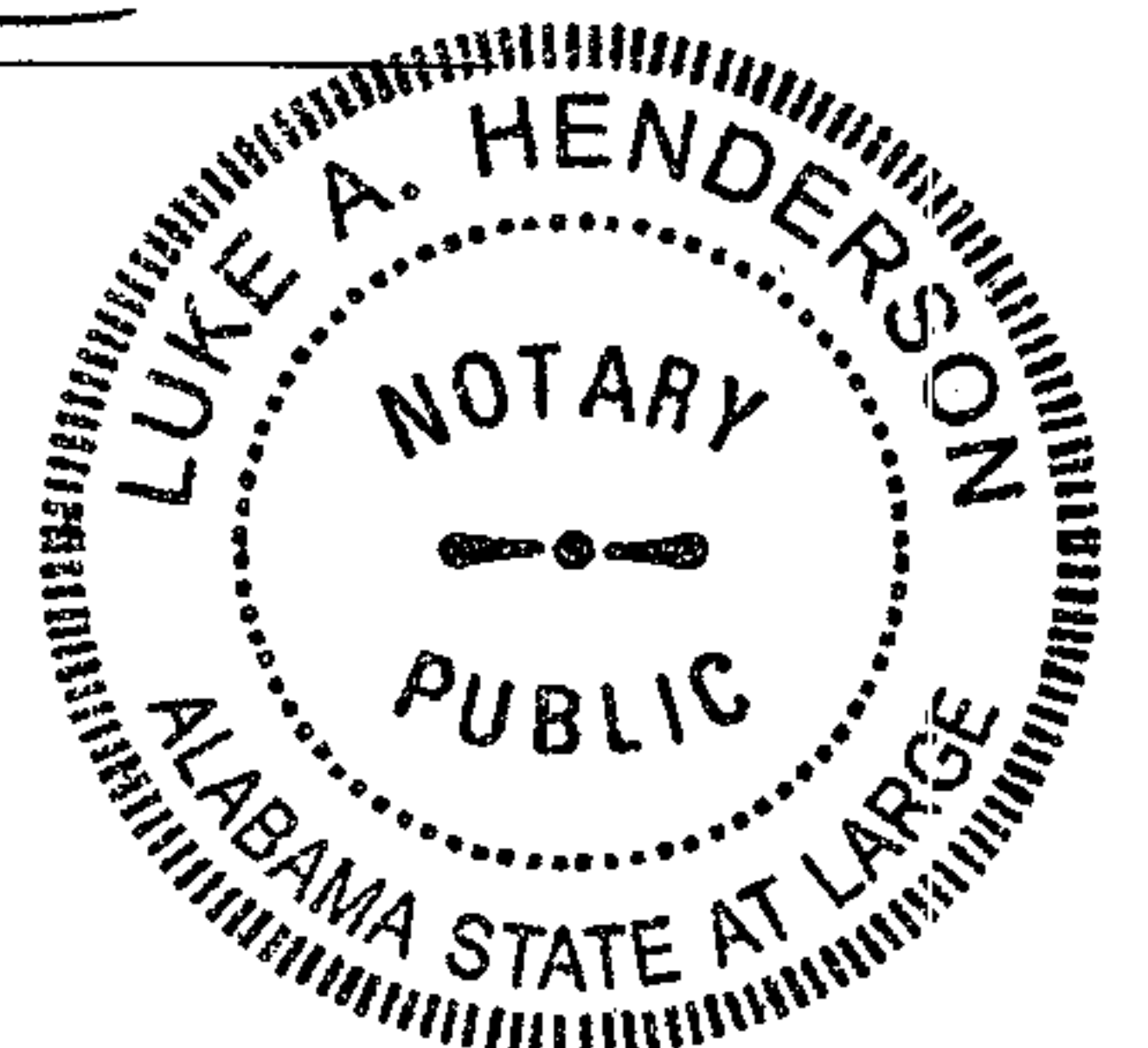
Given under my hand and seal this December 20, 2016.

My Commission Expires: **7-26-2020**
Grantor's Address:
22322 Lakeside Dr.
Panama City Beach, FL 32413

Property Address:
5320 Woodford Drive
Birmingham, AL 35242



Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 12:21:12 PM
\$382.50 CHERRY
20170111000012680

