

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-01-5276
Documentary Evidence: Sales Contract

Send Tax Notice To:
Barbara L. Hood
1403 Hillsboro Lane
Helena, AL 35080

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred One Thousand Five Hundred and 00/100 Dollars (\$101,500.00)**, 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, **Orville Piper and spouse, Rita Piper**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Barbara L. Hood**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

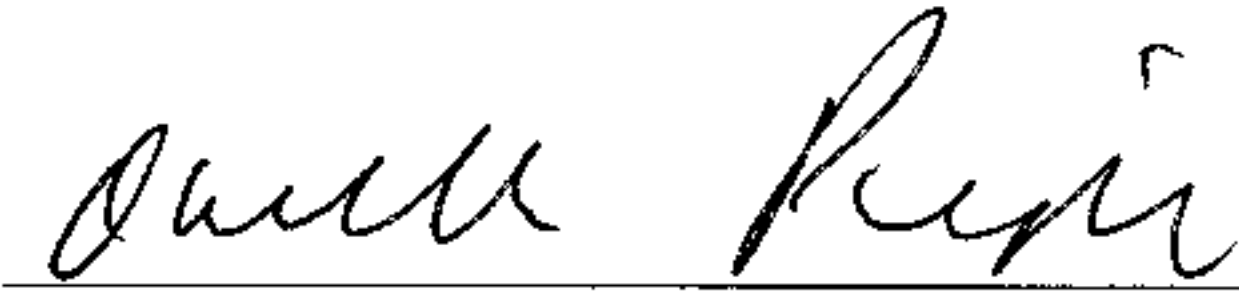
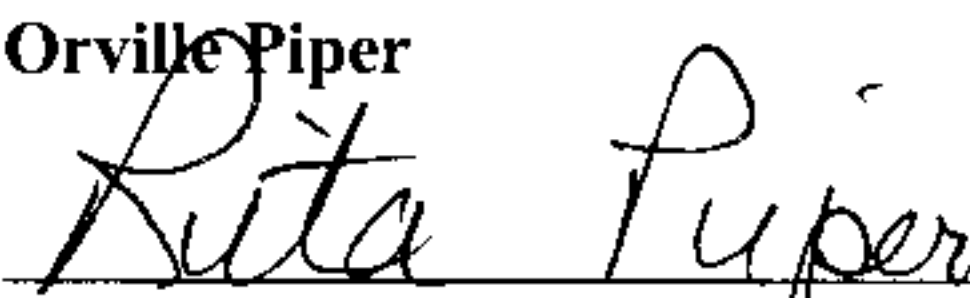
Lot 15, Breckenridge Park, Royal Ridge Sector, as recorded in Map Volume 23, page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

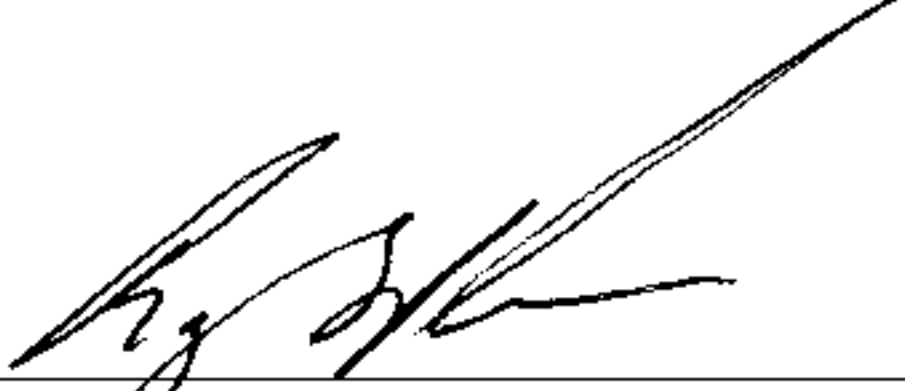
IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 8th day of February, 2017.

 (Seal)
Orville Piper
 (Seal)
Rita Piper

STATE OF ALABAMA
COUNTY OF SHELBY

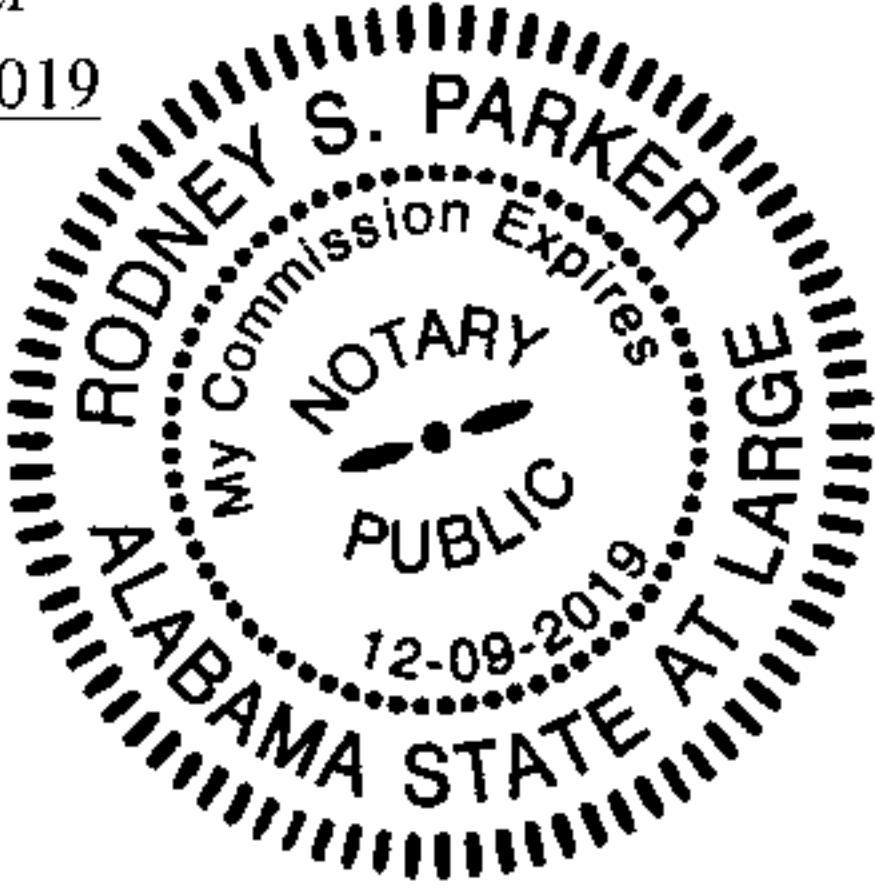
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Orville Piper and spouse, Rita Piper**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance,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

Given under my hand and official seal, this 8th day of February, 2017.


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

Grantors' Mailing Address:


20170209000048700 1/1 \$116.50
Shelby Cnty Judge of Probate, AL
02/09/2017 10:27:08 AM FILED/CERT



Shelby County, AL 02/09/2017
State of Alabama
Deed Tax: \$101.50