


Shelby County, AL 02/15/2017
State of Alabama
Deed Tax: \$104.00


20170215000055580 1/2 \$122.00
Shelby Cnty Judge of Probate, AL
02/15/2017 01:50:11 PM FILED/CERT

Recording requested by: JAMES E. TAYLOR

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: JAMES E. TAYLOR

Name RONNIE BOOTH

Address: 119 HIDDEN CREEK CIRCLE

Address 124 EMERALD LAKE DRIVE

City/State/Zip: PELHAM, AL. 35124

City/State/Zip PELHAM, AL. 35124

Property Tax Parcel/Account Number: 13 6 13 4 003 038.000

tax value \$103,600

Warranty Deed

This Warranty Deed is made on 01-31-17, between LANIS E. TAYLOR,
Grantor, of 124 EMERALD LAKE DRIVE, City of
PELHAM, State of AL, and
JAMES E. TAYLOR, Grantee, of 119 HIDDEN CREEK CIRCLE
_____, City of PELHAM, State of AL.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 119 HIDDEN CREEK CIRCLE
_____, City of PELHAM, State of AL:

LOT 38, ACCORDING TO THE SURVEY OF HIDDEN CREEK AS RECORDED IN MAP BOOK 23, PAGE 97 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2017 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



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Dated: 01-31-2017

Lanis E. Taylor
Signature of Grantor

LANIS E. TAYLOR
Name of Grantor

Adam W. Holmes
Signature of Witness #1

Adam W. Holmes
Printed Name of Witness #1

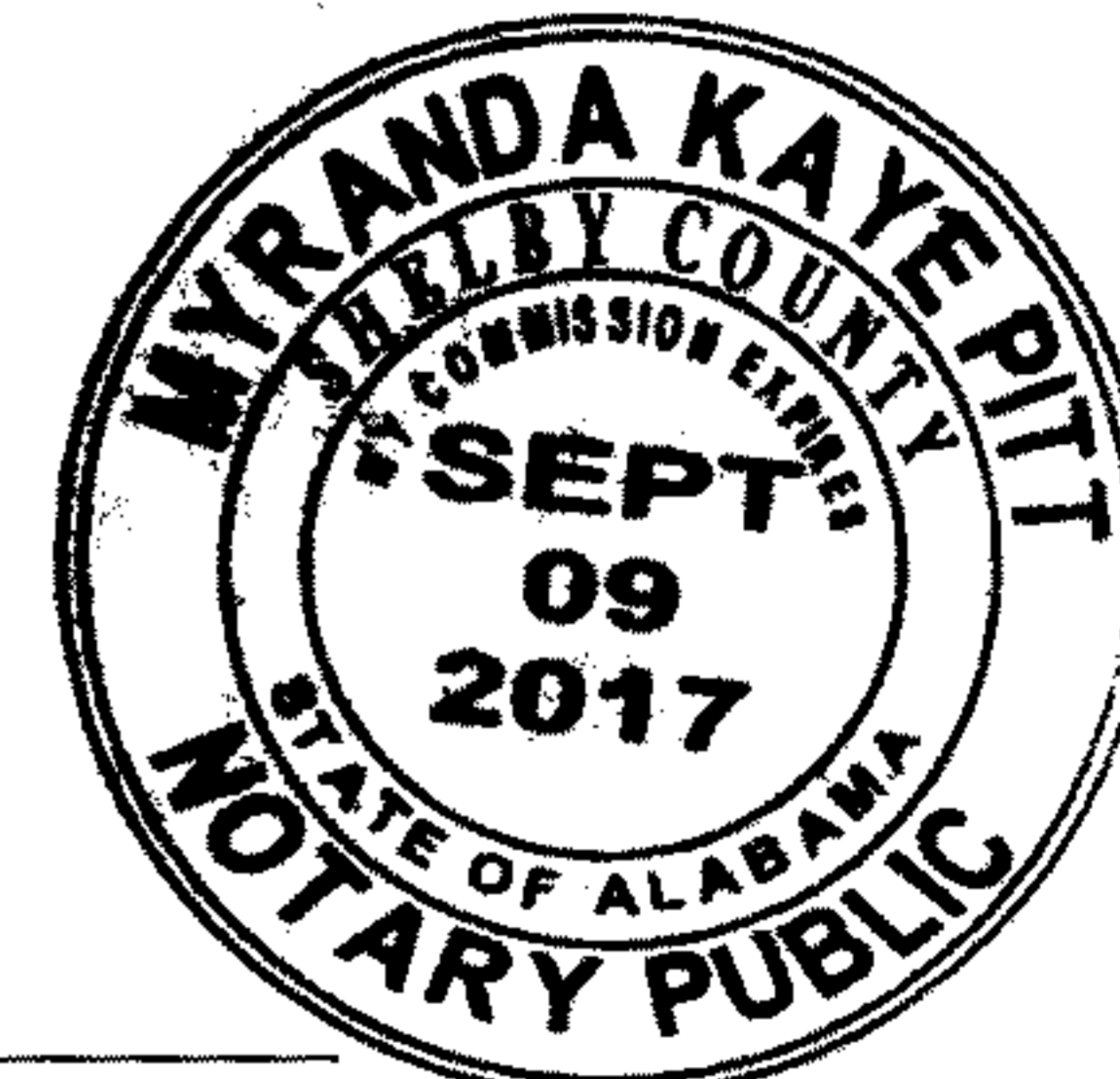
[Signature]
Signature of Witness #2

Charles S. Holmes
Printed Name of Witness #2

State of AL County of Shelby
On Feb. 3, 2017, the Grantor, Lanis E. Taylor,

personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Notary Public,
In and for the County of AL Shelby State of AL
My commission expires: 09/09/2017

Seal

Send all tax statements to Grantee.