

State of Alabama)
County of Shelby)

20170301000070840 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
03/01/2017 12:46:50 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred fifty four thousand nine hundred and no/100 Dollars (\$252,900.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Scott J. Barfoot, a single person (**Grantor**) whose address is 2808 7th Avenue South, Apt# 413, Birmingham, AL 35233 does grant, bargain, sell and convey unto Kameron D. Parker and Sheree L. Parker (**Grantees**) whose address is 362 Strathaven Drive, Pelham, AL 35124, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1688, ACCORDING TO THE MAP AND SURVEY OF STRATHAVEN AT BALLANTRAE, PHASE 5, AS RECORDED IN MAP BOOK 44, PAGE 12 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA 362 Strathaven Drive, Pelham, AL 35124

Subject to:

Ad Valorem Taxes due October 1, 2017.

Minerals and mining rights not owned by Grantor.

Easements, restrictions and set back lines as shown on record map.

Declaration of Protective Covenants and Covenants for Storm Water Run Off in INST# 20140415000109390.

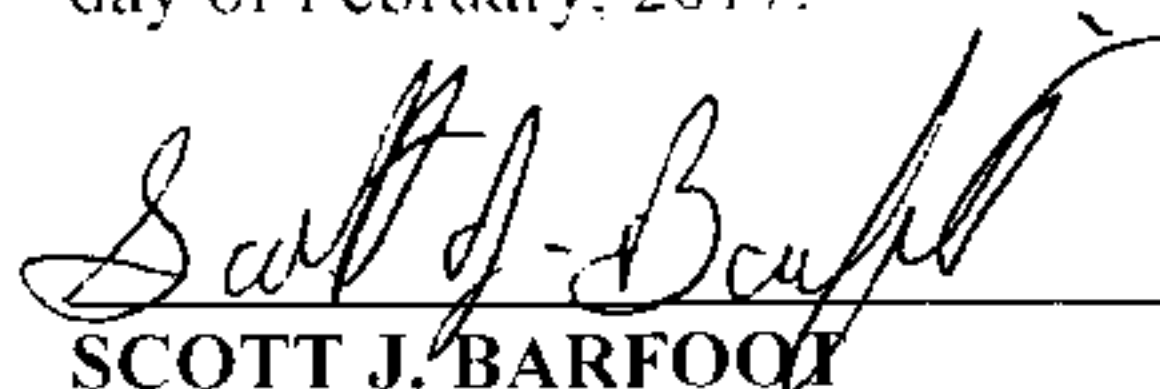
Right of Way granted Alabama Power Company in Inst# 2014/176130

\$250,282.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor** has caused this conveyance to be executed this the 27th day of February, 2017.

 SEAL
SCOTT J. BARFOOT

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Scott J. Barfoot, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 27th day of February, 2017.


Notary Public
Commission Expires: 11/09/18

This Instrument Prepared By:

Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
File 217028

Send Tax Notice To:

Kameron D. Parker
Sheree L. Parker
362 Strathaven Drive
Pelham, AL 35124
#14-8-27-3-005-002.000

Shelby County, AL 03/01/2017
State of Alabama
Deed Tax: \$3.00