

FILE NO: V17-015

Send Tax Notice To: Marvis D Payne
Dessica L Payne
524 Bentmoor Drive
Helena, AL 35080

STATE OF ALABAMA)
SHELBY COUNTY)

20170323000097980
03/23/2017 03:57:46 PM
DEEDS 1/2

WARRANTY DEED

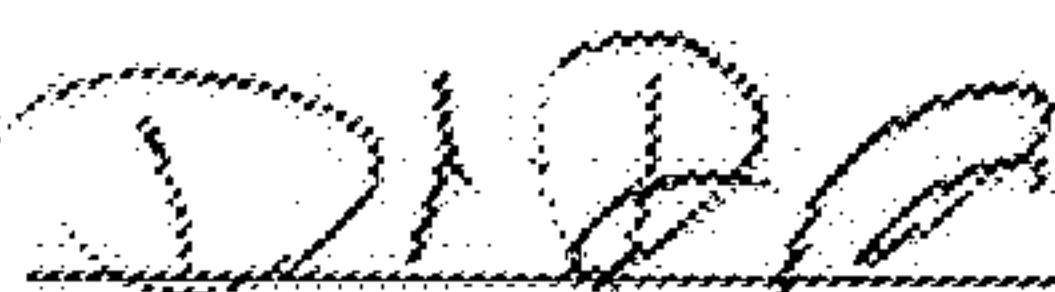
KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Two Hundred Twenty Four Thousand Nine Hundred AND NO CENTS (\$224,900.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTOR'S, in hand paid by the GRANTEE'S herein, David Dunn Jr. and Ashley Waldrop, a single man and a single woman, whose mailing address is 524 Bentmoor Drive, Helena, AL 35080(hereinafter referred to as GRANTOR'S), the GRANTOR'S do hereby give, grant, bargain, sell and convey unto the GRANTEE'S, Marvis D. Payne and Dessica L. Payne, husband and wife, whose mailing address is 1218 Southwind Drive, Helena, AL 35080(hereinafter referred to as GRANTEE'S) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is 524 Bentmoor Drive, Helena, AL 35080; to-wit:

LOT 1452, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEE'S, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE'S, and with GRANTEES' heirs and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR'S will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE'S, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR'S has hereunto set their hands and seals this the 17th day of March, 2017.



David Dunn Jr.



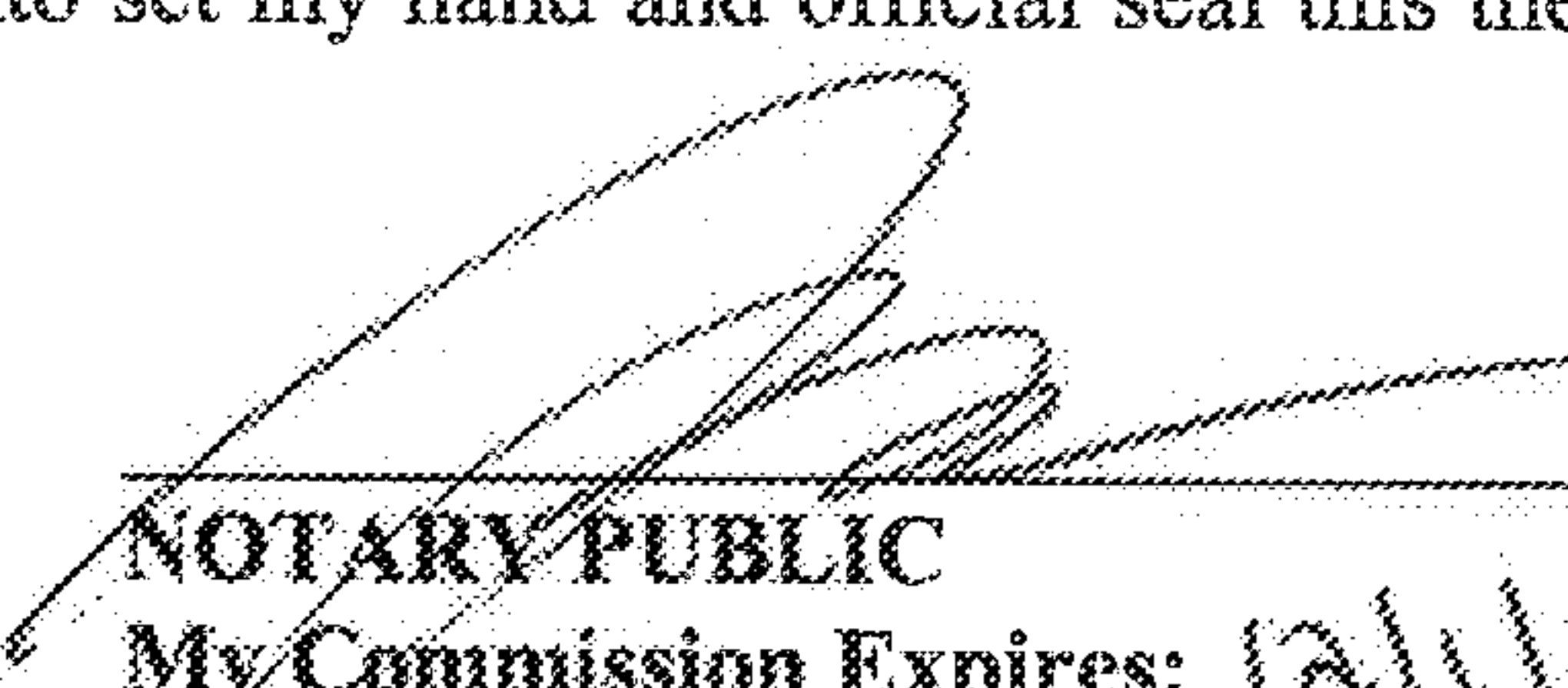
Ashley Waldrop

STATE OF ALABAMA
COUNTY OF JEFFERSON

20170323000097980 03/23/2017 03:57:46 PM DEEDS 2/2

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Dunn Jr. and Ashley Waldrop**, are signed to the foregoing conveyance, and who are known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 17th day of March, 2017.


NOTARY PUBLIC

My Commission Expires: 12/1/17

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209
(205) 322-6060



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2017 03:57:46 PM
\$19.00 CHERRY
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