

Send tax notice to:  
MARSHALL R. LEE  
283 HIGH RIDGE DRIVE  
PELHAM, AL 35124

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2017186

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Three Thousand and 00/100 Dollars (\$153,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DYAN D. WURM and DAVID TAYLOR WURM, WIFE AND HUSBAND **whose mailing address** is: 3063 Thrasher Ln Hoover AL 35244 (hereinafter referred to as "Grantors") by MARSHALL R. LEE **whose property address** is: 283 HIGH RIDGE DRIVE, PELHAM, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 136, according to the Final Plat of High Ridge Village Phase 7, as recorded in Map Book 31, Page 39, in the Probate Office of Shelby County, Alabama.**

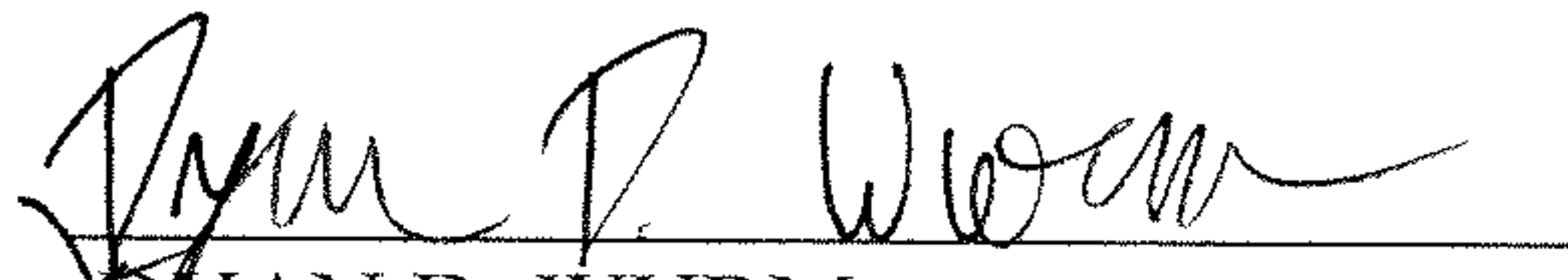
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Building lines and easements as shown on recorded map.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 102, Page 202, Deed Book 108, Page 337, Deed Book 102, Page 200 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Real 93, Page 861, Volume 258, Page 811, Volume 275, Page 41, Volume 291, Page 887, Real 116, Page 797, Deed Book 119, Page 83, Volume 224, Page 571, Volume 245, Page 600, Volume 245, Page 602 and Volume 246 Page 604 in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Instrument 20030522000318000 and amended in Instrument 2003052200031810.
6. Restrictions appearing of record in Instrument 20040224000094790, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 19th day of April, 2017.

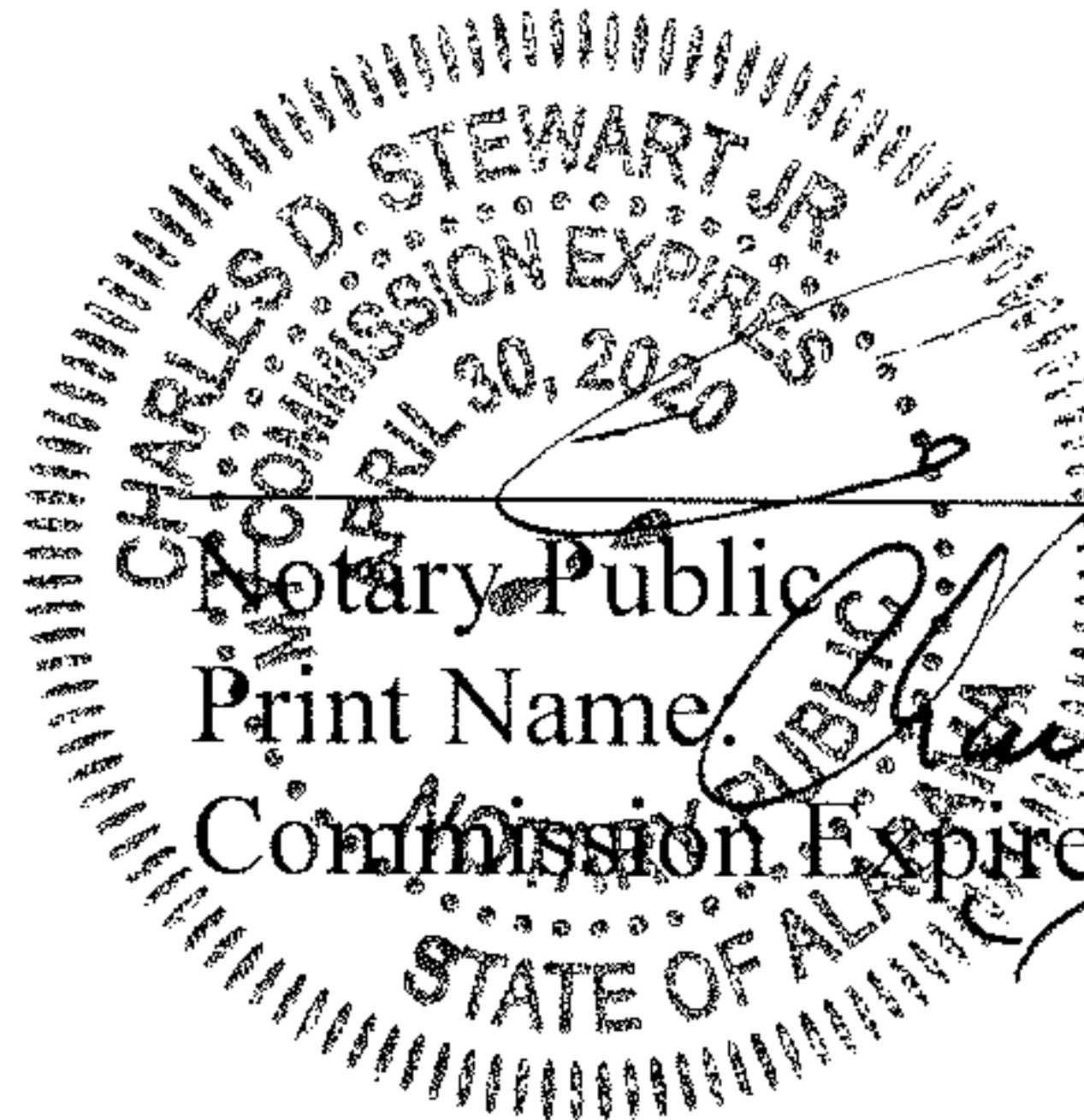
  
DYAN D. WURM

  
DAVID TAYLOR WURM

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DYAN D. WURM and DAVID TAYLOR WURM whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2017.

  
Notary Public  
Print Name Charles D. Stewart, Jr.  
Commission Expires: 30 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/21/2017 10:20:51 AM  
\$171.00 CHERRY  
20170421000136280

