

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Cameron Duffey
106 Holland Trail
Pelham, AL 35124

20170501000148150
05/01/2017 09:06:13 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$166,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Melody B. Williams and Jacob Brown Williams a married couple, whose mailing address is 2116 Rivenhead Dr. Murfreesboro TN 37129 (herein referred to as grantor, whether one or more). grant bargain sell and convey unto Cameron Trey Duffey, whose mailing address is 106 Holland Trail, Pelham, AL 35124 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 106 Holland Trail, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$161,020.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Melody B. Williams and Jacob Brown Williams a married couple has/have hereunto set his/her/their hand(s) and seal(s) , this 27th day of April, 2017.

Melody B. Williams
Melody B. Williams
Jacob Brown Williams
Jacob Brown Williams

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Melody B. Williams and Jacob Brown Williams, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of April, 2017.

Jack R. Thompson, Jr.
Notary Public
Commission Expires: 10/31/2020

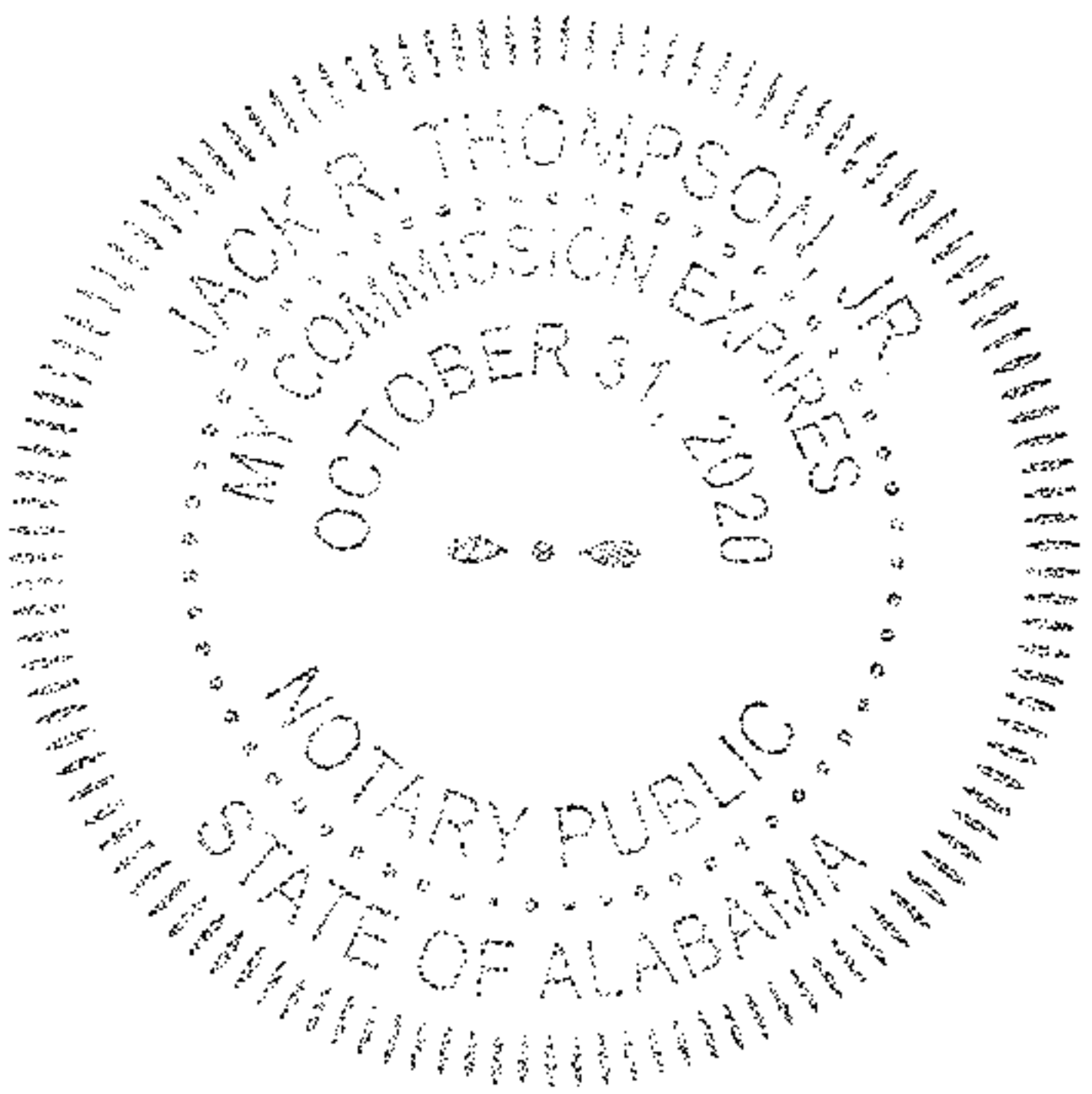


EXHIBIT "A"
Legal Description

Lot 58, according to the Subdivision Plat of Holland Lakes, Sector One, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 09:06:13 AM
\$23.00 DEBBIE
20170501000148150

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.