

Send tax notice to:
Town Builders, Inc.
5 Mt. Laurel Ave.
Birmingham, AL 35242
BHM1700581

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170613000207320
06/13/2017 08:33:49 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seven Hundred Twenty Five Thousand and 00/100 Dollars (\$725,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Ronald J. Ten Berge and Leigh A. Ten Berge, husband and wife**, whose mailing address is 240 Courtside Dr., Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Town Builders, Inc.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 52 Nolen Street, Birmingham, AL 35242, to-wit:

Lot 22-07, according to the Survey of Mt. Laurel, Phase IIIB, Sector 2, as recorded in Map Book 41, Page 44 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 12th day of June, 2017.


Ronald J. Ten Berge


Leigh A. Ten Berge

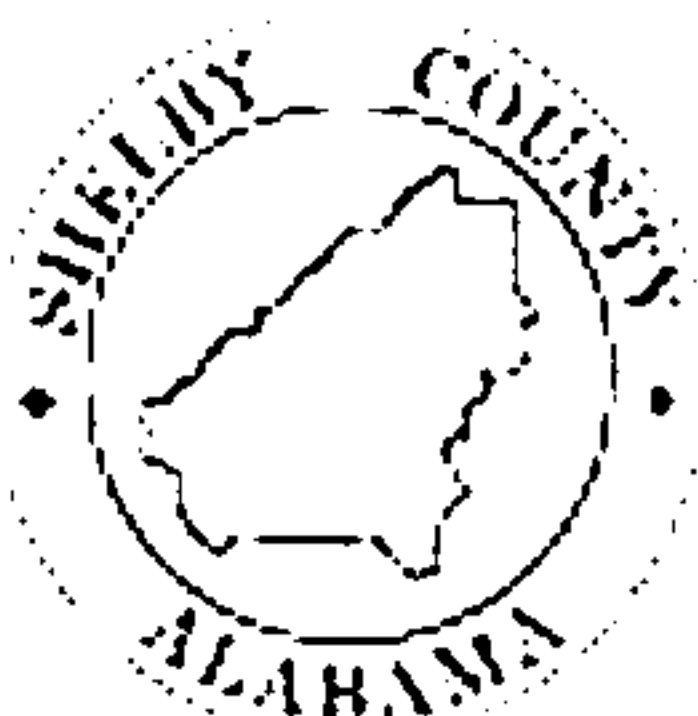
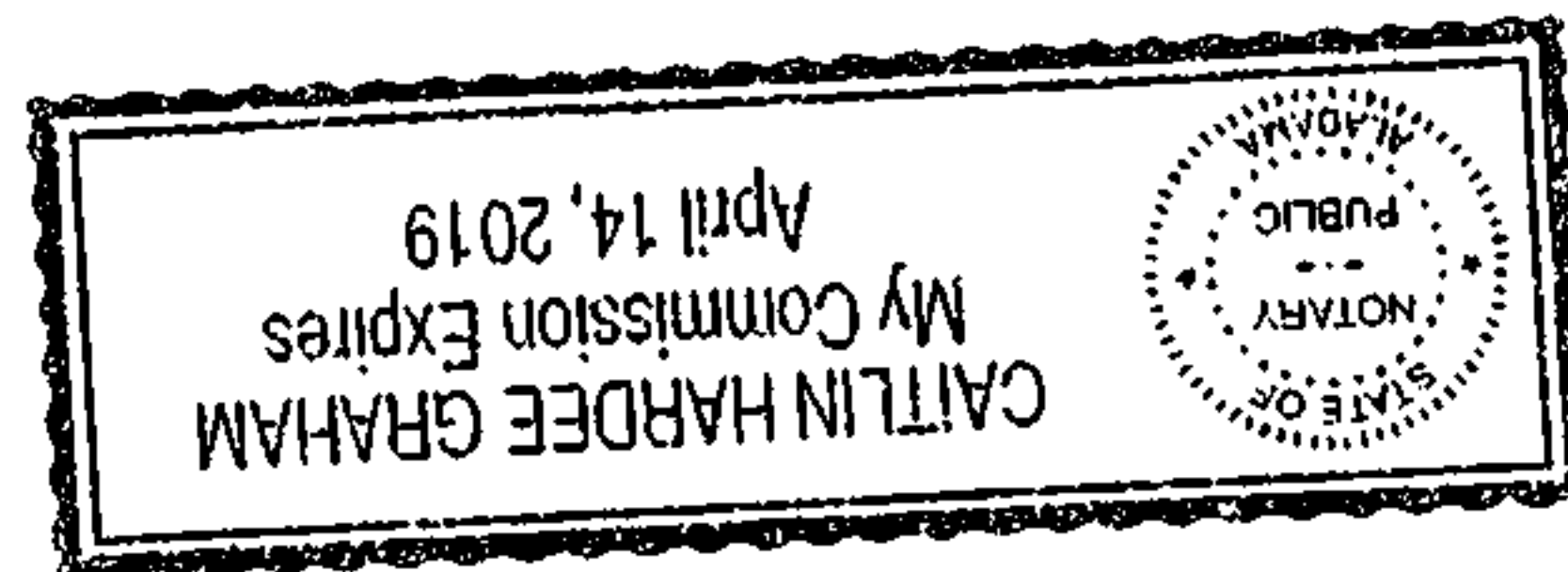
STATE OF ALABAMA 20170613000207320 06/13/2017 08:33:49 AM DEEDS 2/2
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Ten Berge and Leigh A. Ten Berge, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12th day of June, 2017.

(Notary Seal)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2017 08:33:49 AM
\$743.00 CHERRY
20170613000207320

