

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JULIE A. PALMER
1903 MOUNTAIN LAUREL LANE
HOOVER, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20170615000210750 1/3 \$176.00
Shelby Cnty Judge of Probate, AL
06/15/2017 08:24:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$155,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, GEOFFREY A. HALL and wife, DEBORAH B. HALL, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JULIE A. PALMER, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 75, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8 page 53 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

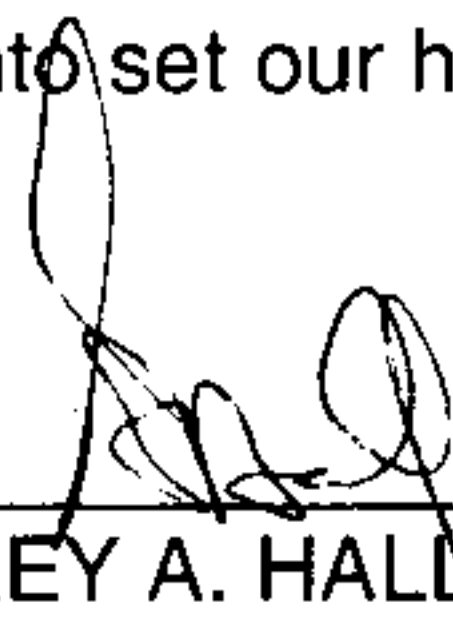
1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 14 page 536, amended in Misc. Book 17 page 550 and amended in Deed Book 328 page 821 and Notice of Compliance Certificate as recorded in Misc. Book 34 page 549 in the Probate Office.
3. A 10 foot easement along the Northeasterly corner of lot as shown on recorded Map Book 8 page 53 in the Probate Office.
4. A 27 foot ingress and egress and sewer easement running across said lot as shown on recorded Map Book 8 page 53 in the Probate Office.
5. Party Wall Agreement as recorded in Misc. Book 44 page 477 in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 121 page 294 in the Probate Office.
7. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our

heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14TH day of JUNE, 2017.



GEOFFREY A. HALL

(L.S.)



DEBORAH B. HALL

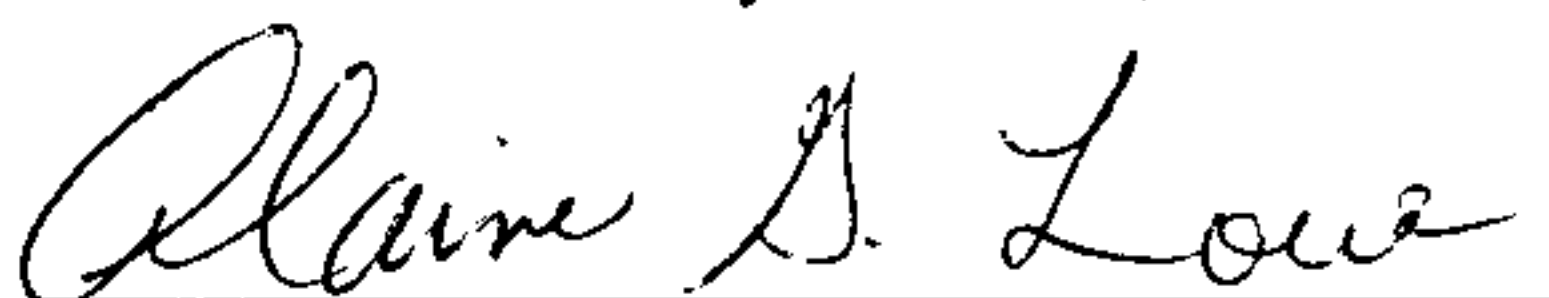
(L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEOFFREY A. HALL and wife, DEBORAH B. HALL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14TH day of JUNE, 2017.



Elaine A. Lowe

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
October 31, 2019


20170615000210750 2/3 \$176.00
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Grantor's Name:
GEOFFREY A. HALL and wife, DEBORAH B. HALL
Mailing Address:
1903 MOUNTAIN LAUREL LANE
HOOVER, ALABAMA 35244

Property Address:
1903 Mountain Laurel Lane
Hoover, AL 35244

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
JULIE A. PALMER
Mailing Address:
1903 MOUNTAIN LAUREL LANE
HOOVER, ALABAMA 35244

Date of Sale: JUNE 14TH, 2017
Total Purchase Price: \$155,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20170615000210750 3/3 \$176.00
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