



20170619000214820 1/3 \$160.50  
Shelby Cnty Judge of Probate: AL  
06/19/2017 09:13:47 AM FILED/CERT

# WARRANTY DEED

State of Alabama  
Shelby County

Send Tax Notice to: Sharon R Rozin

Know all men by these presents:

That in consideration of One Hundred Thirty Nine Thousand and No/100 Dollars (\$139,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Christine J Culver, a Single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Sharon R Rozin (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


Lot 17, according to the Survey of Grande View Garden & Townhomes, First Addition as recorded in map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

TO HAVE AND TO HOLD to the 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 said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 23<sup>rd</sup> day of May, 2017.

Shelby County, AL 06/19/2017  
State of Alabama  
Deed Tax: \$139.50

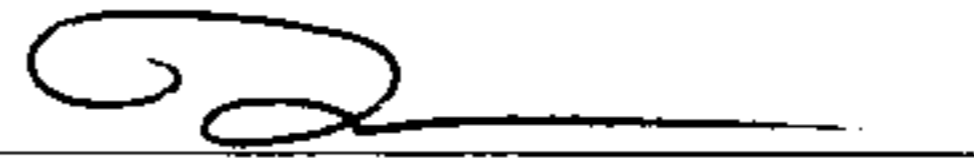
  
Christine J Culver

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Christine J Culver, a Single person, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 20 17.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC  
Jeremy Lee Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



20170619000214820 2/3 \$160.50  
Shelby Cnty Judge of Probate, AL  
06/19/2017 09:13:47 AM FILED/CERT

