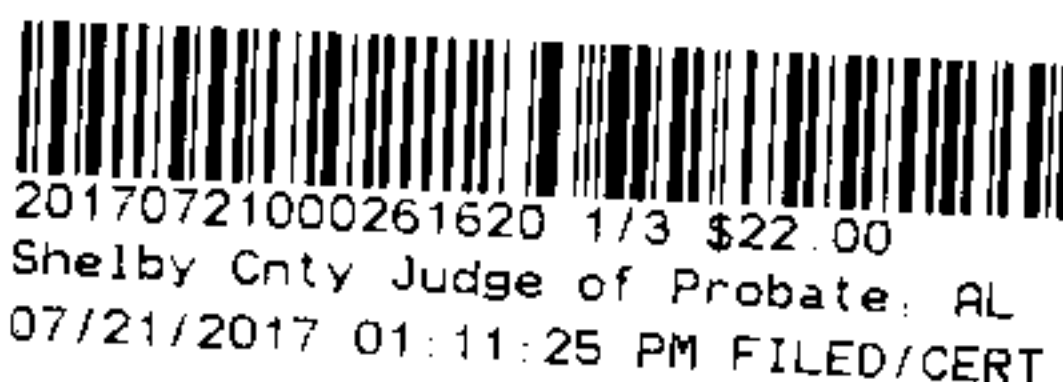


This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080



Send Tax Notice to:  
William Casey Bryant  
584 Union Station Place  
Calera, AL 35040

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED (\$138,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Corbett L. Lovelady** and **Krista Lammert Lovelady**, husband and wife, and **Jeanetta Keller**, a married woman (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **William Casey Bryant**, an unmarried man (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 71, according to the Survey of Union Station, Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of **Jeanetta Keller** or her spouse.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20 day of July, 2017.

  
Corbett L. Lovelady

  
Krista Lammert Lovelady

  
Jeanetta Keller


STATE OF ALABAMA  
SHELBY COUNTY

}


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Corbett L. Lovelady, Krista Lammert Lovelady and Jeanetta Keller** 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of July, 2017.

  
Notary Public  
My Commission Expires: 1/18/21



  
20170721000261620 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/21/2017 01:11:25 PM FILED/CERT

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

**Form RT-1**