

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-05-5354
Documentary Evidence: Sales Contract

Send Tax Notice To:
Benjamin M. Rhodes
171 Hwy 4
Calera, AL 35040

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty-Two Thousand and 00/100 Dollars (\$122,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Jennifer Turner and spouse, Quinten Hudson**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Benjamin M. Rhodes**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the NW corner of the SW ¼ of the SW ¼ of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, and run South along the West line of said Section 11, a distance of 145.00 feet; thence turn 83 degrees 33 minutes 55 seconds left and 235.92 feet to the Point of Beginning; thence turn 89 degrees 58 minutes 35 seconds left and run 175.57 feet; thence turn 90 degrees 00 minutes 07 seconds right and run 180.00 feet; thence turn 89 degrees 59 minutes 53 seconds right and run 100.08 feet; thence turn 00 degrees 01 minutes 42 seconds right and run 149.44 feet; thence turn 89 degrees 58 minutes 25 seconds right and run 179.93 feet; thence turn 89 degrees 58 minutes 53 seconds right and run 74.43 feet to the point of beginning.

\$119,790.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

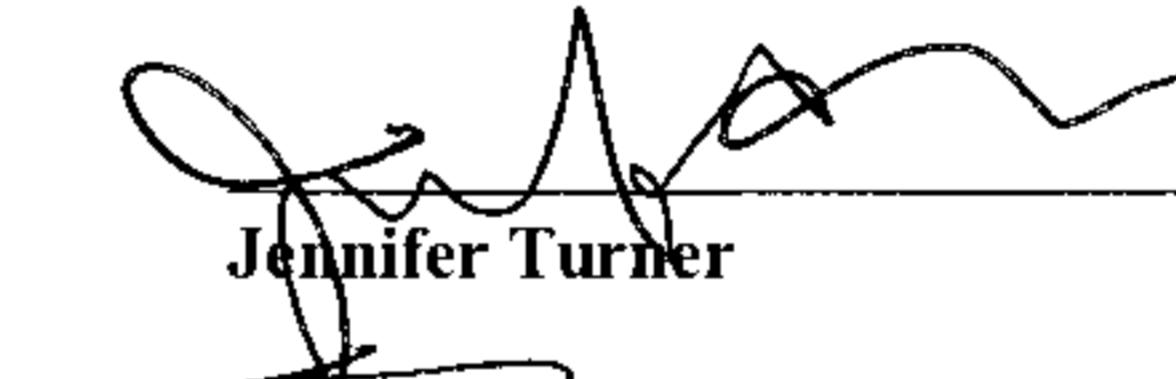
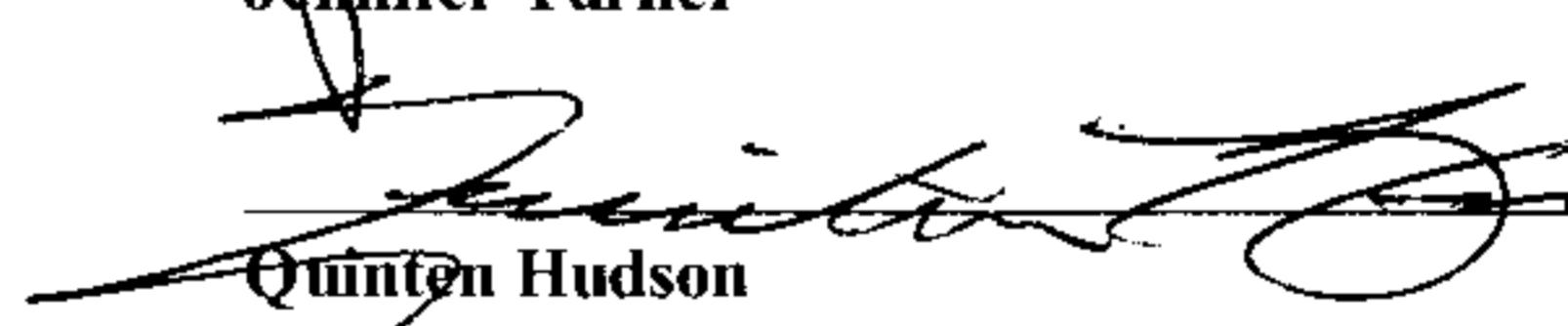
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 4th day of August, 2017.


20170807000285550 1/1 \$17.50
Shelby Cnty Judge of Probate, AL
08/07/2017 03:49:41 PM FILED/CERT


Jennifer Turner (Seal)

Quinten Hudson (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Turner and spouse, Quinten Hudson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of August, 2017.

Shelby County, AL 08/07/2017
State of Alabama
Deed Tax:\$2.50

Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantors' Mailing Address:

170 Co Rd 91
Jemison, AL 35085

