

20170809000287010
08/09/2017 08:34:38 AM
DEEDS 1/2

Send tax notice to: Philip R. Fine and Davadeen Fine, 2129 Cameron Circle, Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Seven Thousand Seven Hundred Fifty and no/100 (\$507,750.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Julia N. Harrison, a single person, whose mailing address is:

102 Calton Lane Mountain Brook, AL 35213

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Philip R. Fine and Davadeen Fine, Trustees, or their successors in trust, under the Fine Living Trust, dated June 16, 1999, and any amendments thereto.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **2129 Cameron Circle, Birmingham, AL 35242** to-wit:

Lot 15 according to the Survey of St. Ives at Greystone as recorded in Map Book 15, Page 70 A&B in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$406,200.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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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 we have hereunto set our hand(s) and seal(s) this 3rd day of August, 2017.

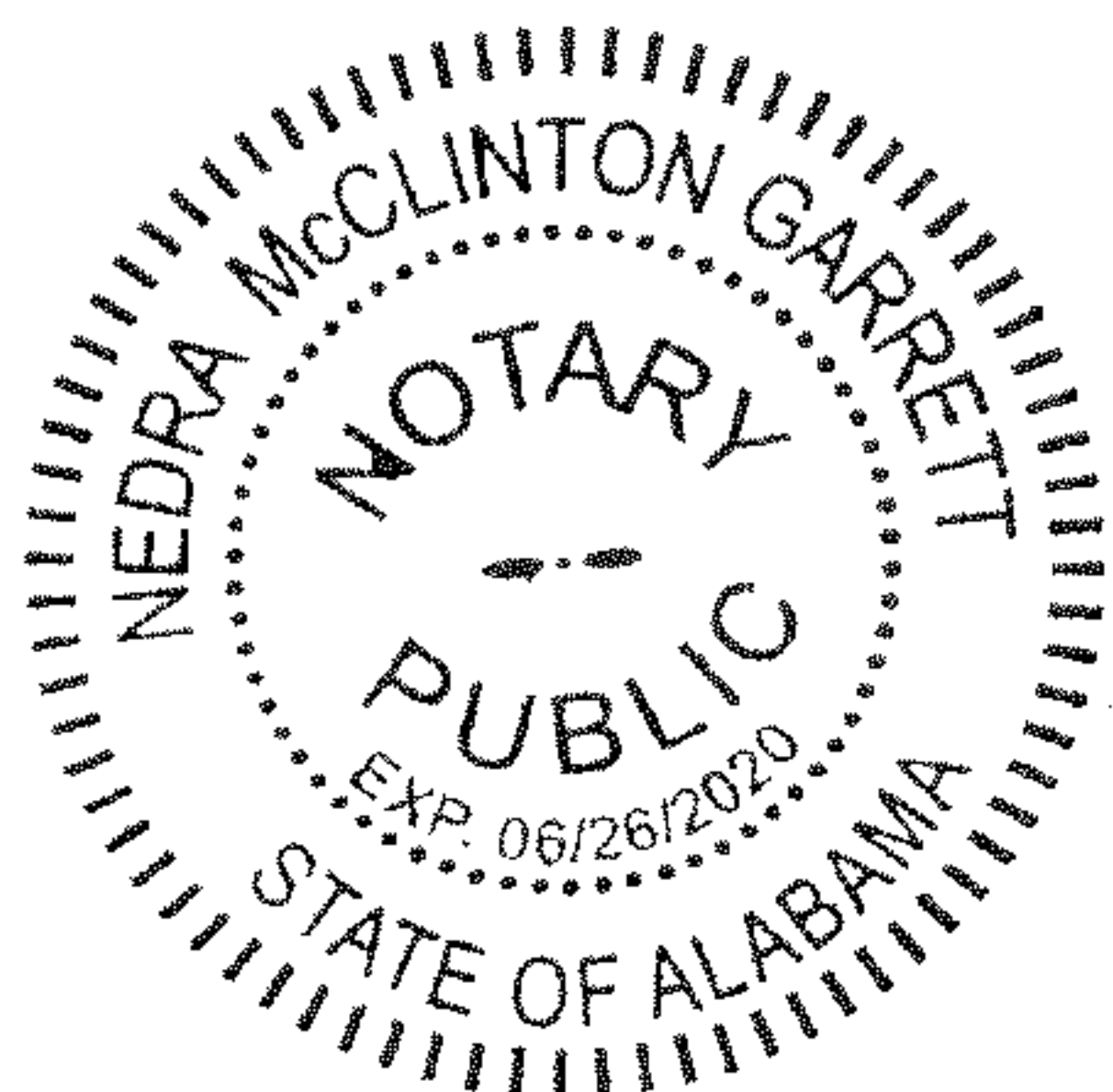
 (Seal)
Julia N. Harrison

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia N. Harrison, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2017.


NOTARY PUBLIC
My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/09/2017 08:34:38 AM
\$121.00 DEBBIE
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