



20170815000295500 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/15/2017 01:50:46 PM FILED/CERT

PEL 1700454

Send tax notice to:
Ruby D. Allen
288 Ward Avenue
Montevallo, AL 35115

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Seven Thousand and 00/100 Dollars (\$97,000.00) in hand paid to the undersigned, Kody L. Vanover and Holly Vanover, Husband and Wife, (hereinafter referred to as "Grantors"), by Ruby D. Allen (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 29, 30 and 31, Block E, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.


\$95,243.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

\$2910.00 of the consideration was paid from the proceeds of a second mortgage loan.
Ruby D. Allen is one and the same person as Ruby Allen.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns 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, Grantors have set their signature and seal on this the 4th day of August, 2017.



Kody L. Vanover


Holly Vanover

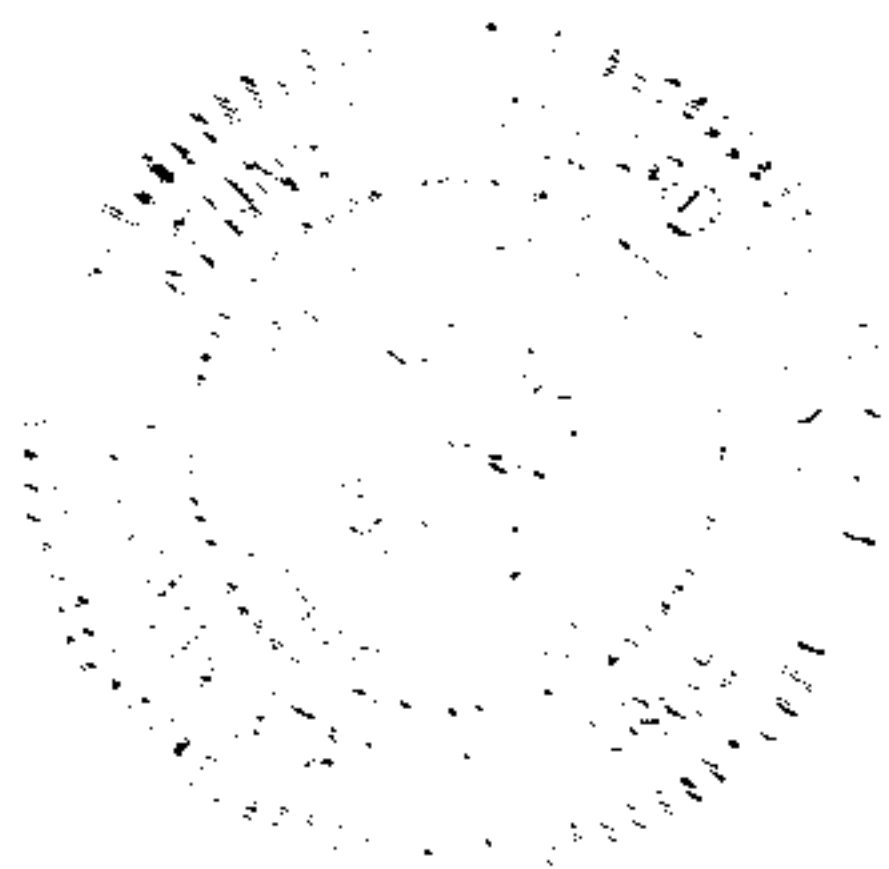
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kody L. Vanover and Holly Vanover, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

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


Notary Public

Print Name: Kenneth Ballard & John
Commission Expires: 11/24/2018



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Judge.

