

PREPARED BY:
FOSTER D. KEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
ALICIA M. DANIEL
928 6TH AVENUE SOUTHWEST
ALABASTER, ALABAMA 35007

STATUTORY WARRANTY DEED


20170824000308880 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
08/24/2017 11:22:04 AM FILED/CERT

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, KELLI B. WHIPPLE, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ALICIA M. DANIEL, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, Block 1, according to the Survey of Fulton Avenue J. G. Lacey Subdivision, as recorded in Map Book 3 page 113 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 3 page 113 in the Probate Office. Note: Any reference herein made as to restrictions and/or restrictive covenants, the following language is intended to be included, as if said language was set forth after each exception thereof omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin; unless and only to the extent that said covenant: (a) is exempt under Chapter 42, Section 3607, of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Easement(s) to American Telephone and Telegraph Company, a New York Corporation, by and through AT&T Communications, Inc. as shown and recorded in Book 168 page 885 in Probate Office.
4. Less and except any portion of the land lying within road right of way of 10th Street Southwest and 6th Avenue Southwest.

\$58,500.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

The hereinabove described real property does not constitute a part of the homestead of the hereinabove named grantor.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his/her/its heirs and assigns forever.

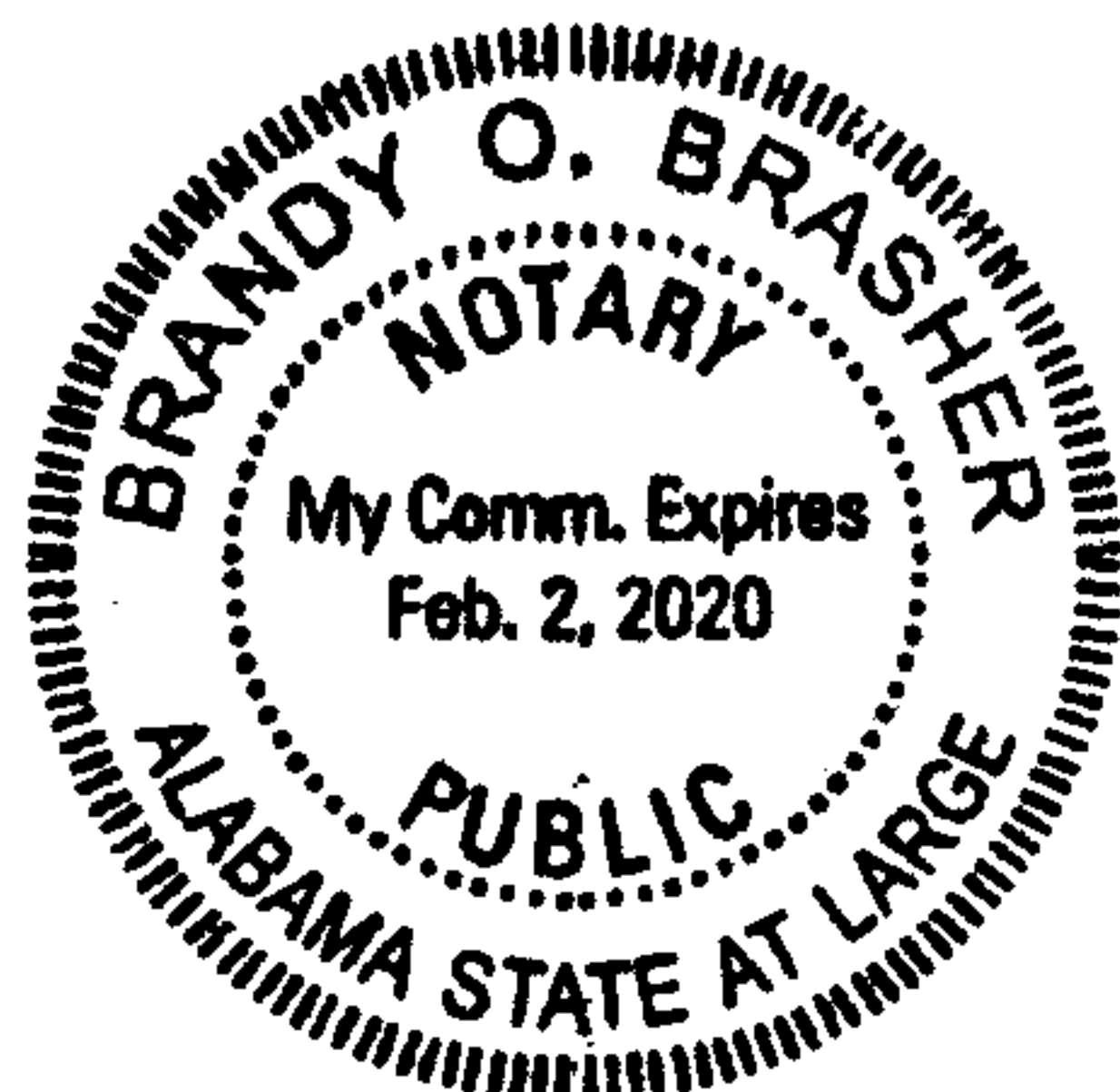
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17TH day of AUGUST, 2017.

Kelli B. Whipple (L.S.)
KELLI B. WHIPPLE

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLI B. WHIPPLE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of AUGUST, 2017.



Brandy O. Brasher
Notary Public
My Commission Expires: 2-2-20

20170824000308880 2/2 \$83.00
Shelby Cnty Judge of Probate, AL
08/24/2017 11:22:04 AM FILED/CERT

Grantor's Name:
KELLI B. WHIPPLE
Mailing Address:
1429 TIMBER TRAIL
HELENA, ALABAMA 35080

Property Address:
928 6th Avenue Southwest
Alabaster, AL 35007

Grantee's name:
ALICIA M. DANIEL
Mailing Address:
928 6TH AVENUE SOUTHWEST
ALABASTER, ALABAMA 35007

Date of Sale: AUGUST 17TH, 2017
Total Purchase Price: \$65,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____