

FILE NO: V17-062

Send Tax Notice To: Amy Doctrie
812 Barkley Drive
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

20170914000335560
09/14/2017 02:17:22 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY NINE THOUSAND DOLLARS AND ZERO/CENTS (\$159,500.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **STEPHEN J. DONAHUE AND ASHLEY R. DONAHUE, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **AMY DOCTRIE, A SINGLE WOMAN** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 325, according to the Survey of Silver Creek, Sector III, Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.

* This Deed is being recorded concurrently with a Mortgage \$159,900.00

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' is 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hands and seals this the 31st day of August, 2017.



STEPHEN J. DONAHUE

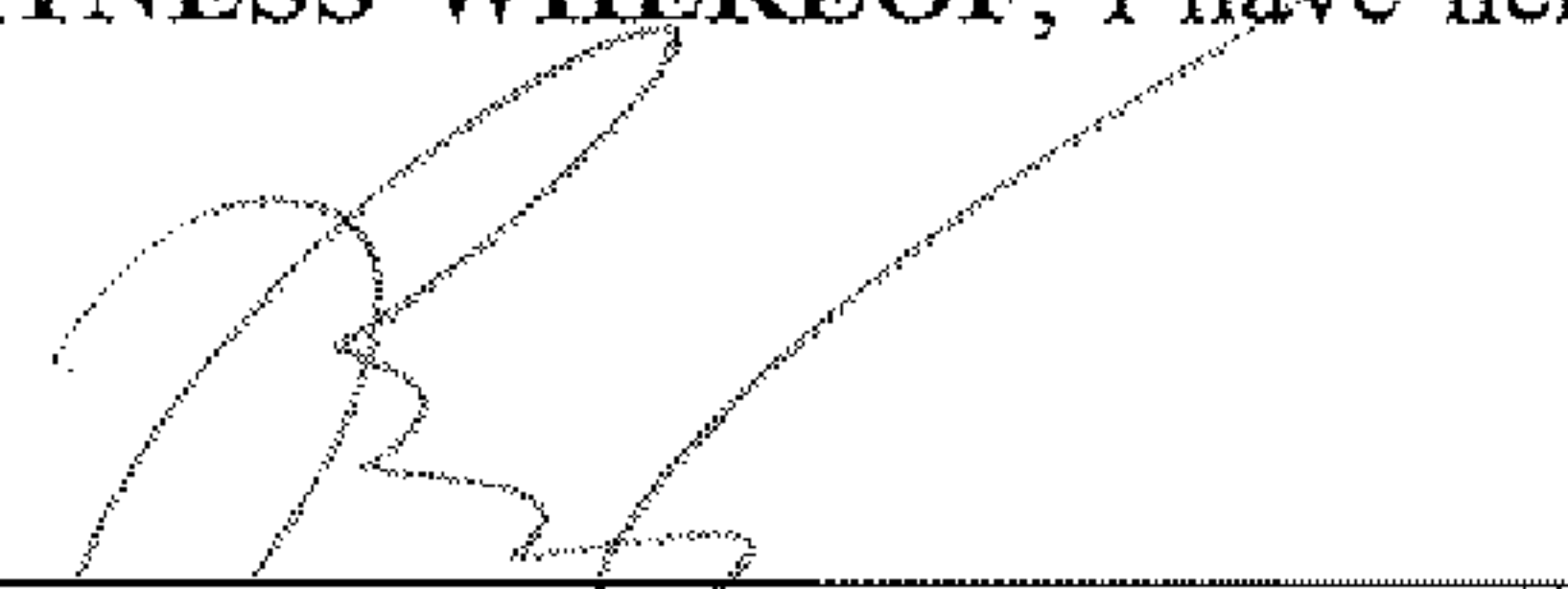


ASHLEY R. DONAHUE

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, BRIAN M. CLOUD, the undersigned, a Notary Public, in and for said County and State, hereby certify that **STEPHEN J. DONAHUE AND ASHLEY R. DONAHUE**, 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 signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2017.



NOTARY PUBLIC
My Commission Expires: 12/11/17

Brian M. Cloud
Notary Public
Alabama State at Large
Expires: 12/11/17

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud Willis & Ellis LLC
201 Beacon Parkway West
Suite 400
Birmingham, Alabama 35209
205-322-6060

