

Send tax notice to:  
JOHN BLAKE DOUGLAS  
4518 OLD TAVERN ROAD  
BIRMINGHAM, AL,

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017547

**20170919000341560**  
**09/19/2017 02:52:20 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JASON CENTER and TERRACE L CENTER, FKA TERRACE TAYLOR, husband and wife **whose mailing address** is: 51 Maple Street P.O. Box 486, Badin, NC 28009 (hereinafter referred to as "Grantors") by JOHN BLAKE DOUGLAS **whose property address** is: 4518 OLD TAVERN ROAD, BIRMINGHAM, AL, hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 3, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS RECORDED IN MAP BOOK 7, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Building Line(s), Easement(s) and Restriction(s) as shown by recorded map.
3. Restrictions appearing of record in Real 30, Page 362, in the Probate Office of Shelby County, Alabama.

4. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 320, Page 895; Volume 320, Page 924 and Volume 320, Page 901, in the Probate Office of Shelby County Alabama.

\$144,231.88

~~\$0.00~~ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Terrace L. Center and Terrace Taylor are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15<sup>th</sup> day of September, 2017.

Jason Center  
By and through Elizabeth  
Anne Beevers, His attorney in  
fact

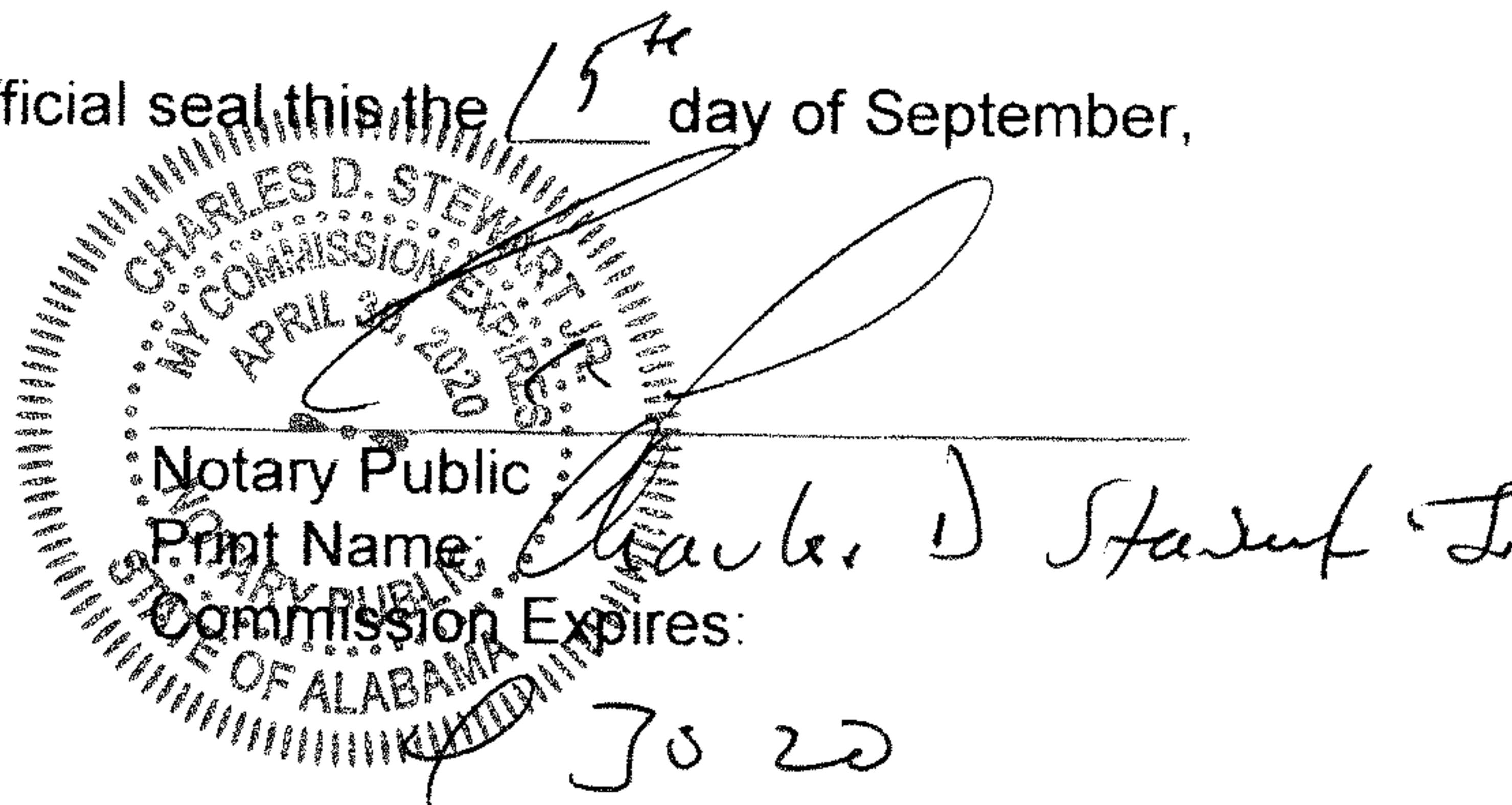
JASON CENTER

By and through Elizabeth Anne Beevers  
is attorney in fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Anne Beevers whose name as Agent and Attorney in Fact for Jason Center, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Jason Center on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of September, 2017..

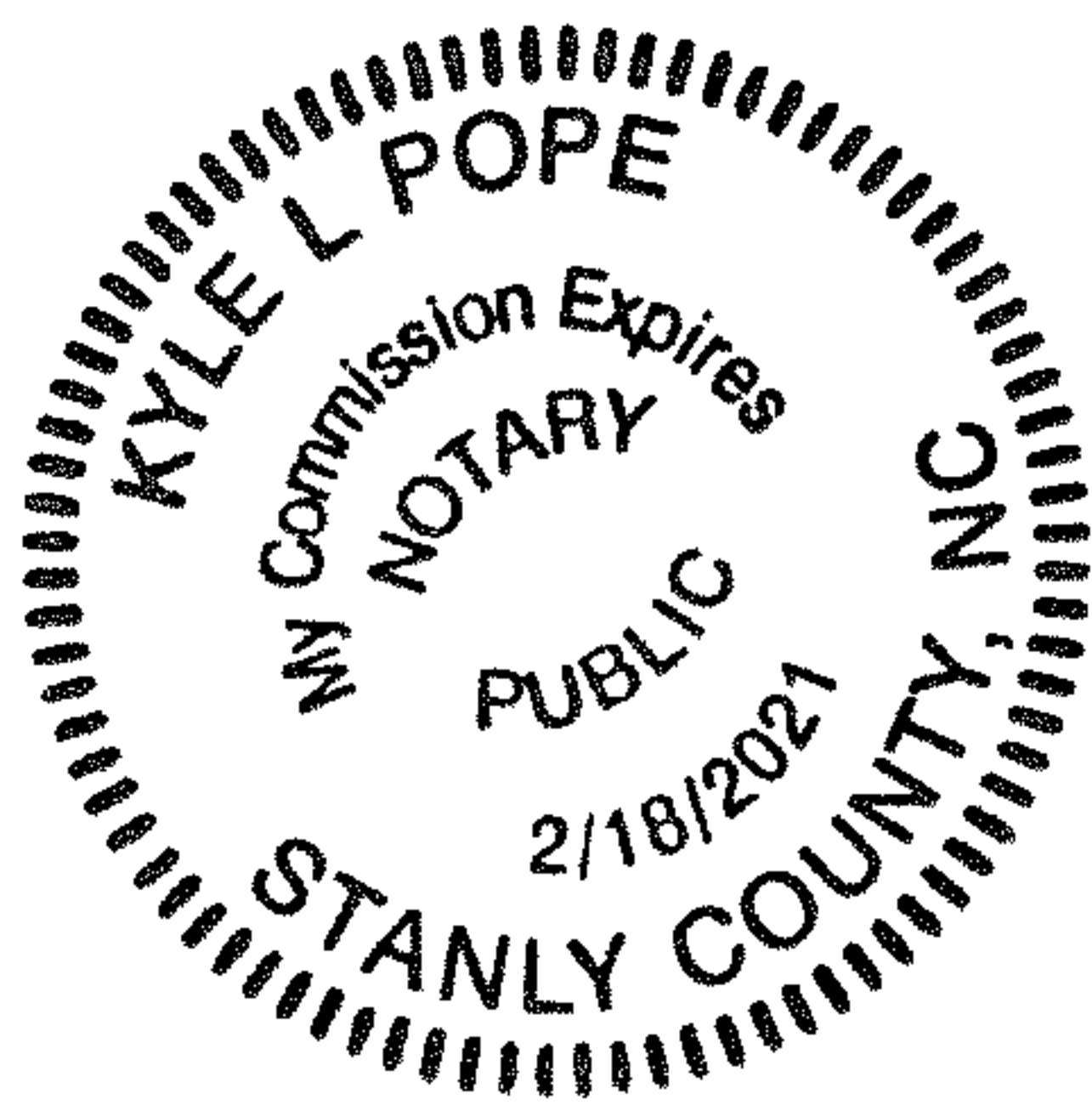


Terrace L. Center  
TERRACE L CENTER

STATE OF NORTH CAROLINA  
COUNTY OF STANLY

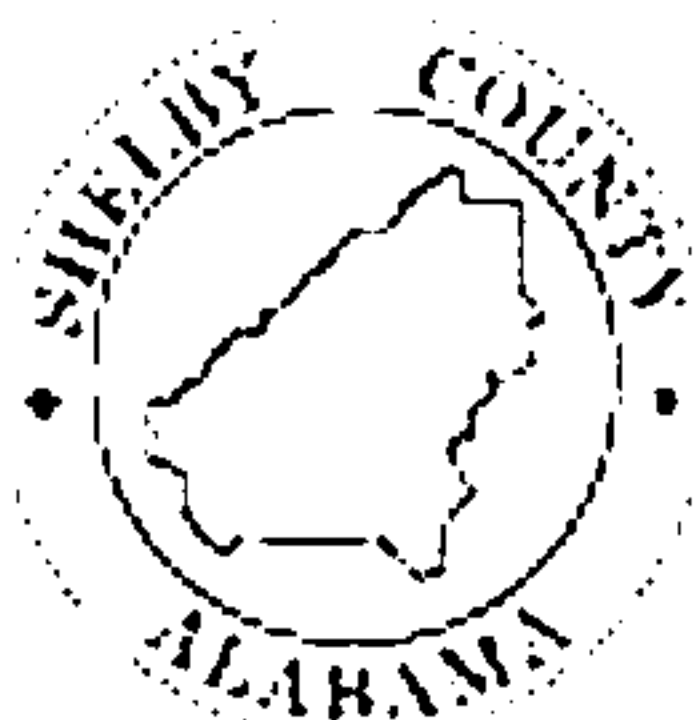
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRACE L CENTER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>TH</sup> day of September, 2017.



[Signature]

Notary Public  
Print Name: KYLE L POPE  
Commission Expires: 2/18/2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/19/2017 02:52:20 PM  
\$22.00 CHERRY  
20170919000341560

[Signature]