

This Instrument was Prepared by:

Send Tax Notice To: Kerry M. Purcell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

PO Box 1221  
Columbiana, AL 35051

File No.: MV-17-24194

## WARRANTY DEED



20171121000420350 1/2 \$23.50  
Shelby Cnty Judge of Probate AL  
11/21/2017 10:49 10 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Eight Thousand Four Hundred Dollars and No Cents (\$168,400.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Virginia E. Rawls and John Dudley, Jr., husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kerry M. Purcell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 15, according to the Survey of First Addition to Triple Springs, First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Virginia E. Rawls and Virginia E. Dudley are one in the same.**

**\$163,348.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of November, 2017.

Virginia E. Rawls

John Dudley, Jr.

State of Alabama

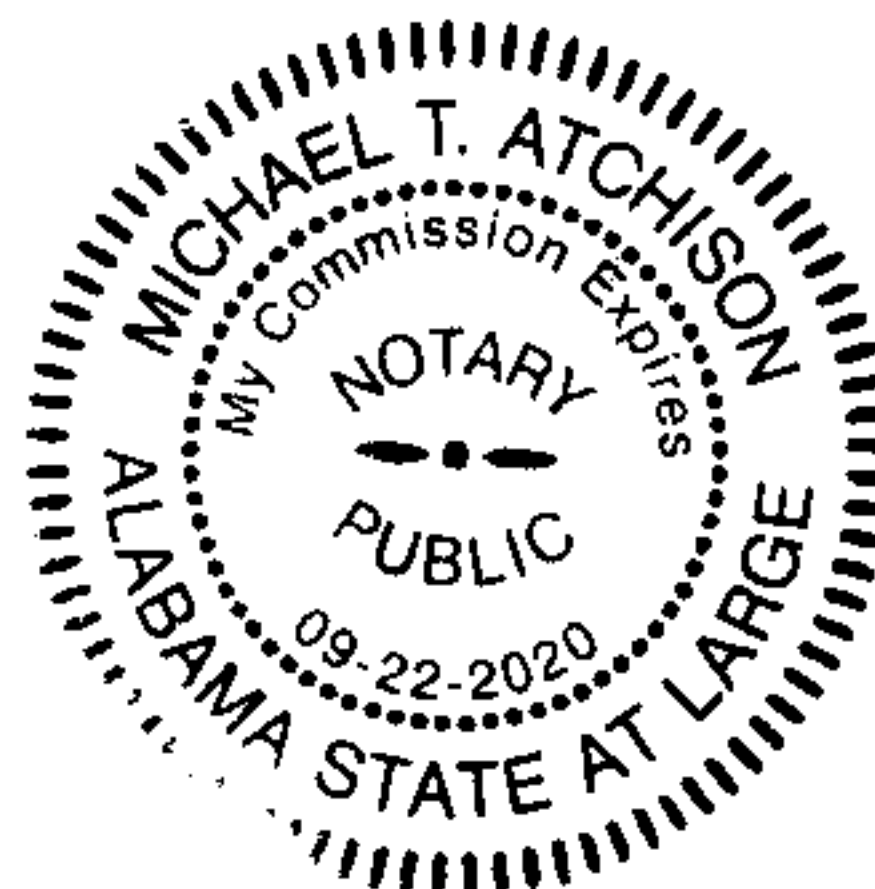
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Virginia E. Rawls and John Dudley, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of November, 2017.

Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020

Shelby County, AL 11/21/2017  
State of Alabama  
Deed Tax: \$5.50



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Form RT-1