This Instrument was Prepared by:

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

File No.: MV-17-24194

Send Tax Notice To: Kerry M. Purcell

Po Box 1221 Columbiano, Al 35051

WARRANTY DEED

Know All Men by These Presents: 11/21/2017 10:49 10 AM FILED/CERT

Shelby Chty Judge of Probate

County of Shelby

State of Alabama

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 El 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 hend 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

Real Estate Sales Validation Form

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

Grantor's Name	Virginia E. Rawls John Dudley, Jr.	(3rantee's Name	Kerry M. Purcell Pilit 1221
Mailing Address	283 Someon Calina, At 3	Cove Rd	Mailing Address	Columbiana Al 3505
Property Address	308 N. Timothy Drive Columbiana, AL 35051		Date of Sale Purchase Price or Actual Value or 's Market Value	
•	of documentary evidence in tract	this form can be verit	ied in the following isal	ing documentary evidence: (check 71121000420350 2/2 \$23.50 alby Cnty Judge of Probate, AL 21/2017 10:49.10 AM FILED/CERT
If the conveyance of this form is not re	•	ordation contains all c		formation referenced above, the filing
	- ··· - ·· · · · · · · · · · · · · · ·	Instruction	3	· - · · · · · · · · · · · · · · · · · ·
Grantor's name and current mailing add	•	the name of the perso	on or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide	the name of the pers	on or persons to	whom interest to property is being
Property address -	the physical address of the	property being conve	yed, if available	-
Date of Sale - the	date on which interest to the	e property was convey	ed.	
Total purchase price the instrument offe	-	r the purchase of the p	property, both re	al and personal, being conveyed by
	red for record. This may be	•	•	al and personal, being conveyed by d by a licensed appraiser of the
valuation, of the pro-		e local official charged	with the respon	r market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
•	that any false statements of			document is true and accurate. I mposition of the penalty indicated in
Date November 16	s, 2017	Print	Virginia E. Rav	vls
Unattested	(verifie	d by)	(Grantor/	Grantee/Owner/Agent) circle one