

# WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

20171204000432250  
12/04/2017 09:49:08 AM  
DEEDS 1/1

Send Tax Notice To:  
Justin M Steeley  
Sarah Steeley  
112 Stonehaven Dr  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-Five Thousand Nine Hundred and 00/100 Dollars (\$165,900.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Dicen Properties, LLC**

(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Justin M Steeley and Sarah Steeley**

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 15, according to the Survey of The Cottages of Stonehaven as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

\$145,900.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

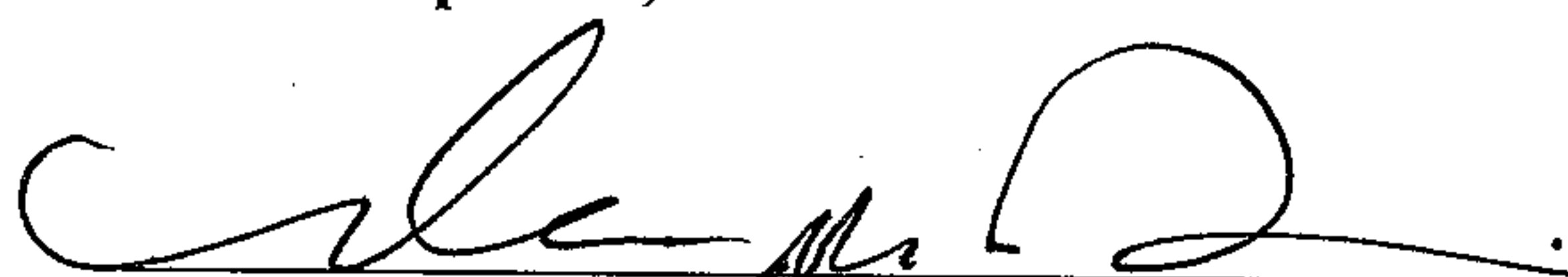
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Dicen Properties, LLC, by its Sole Member, Michael M. Dicen, who is authorized to execute this conveyance, has hereto set its signature and seal, this November 30, 2017.

**Dicen Properties, LLC**

by:



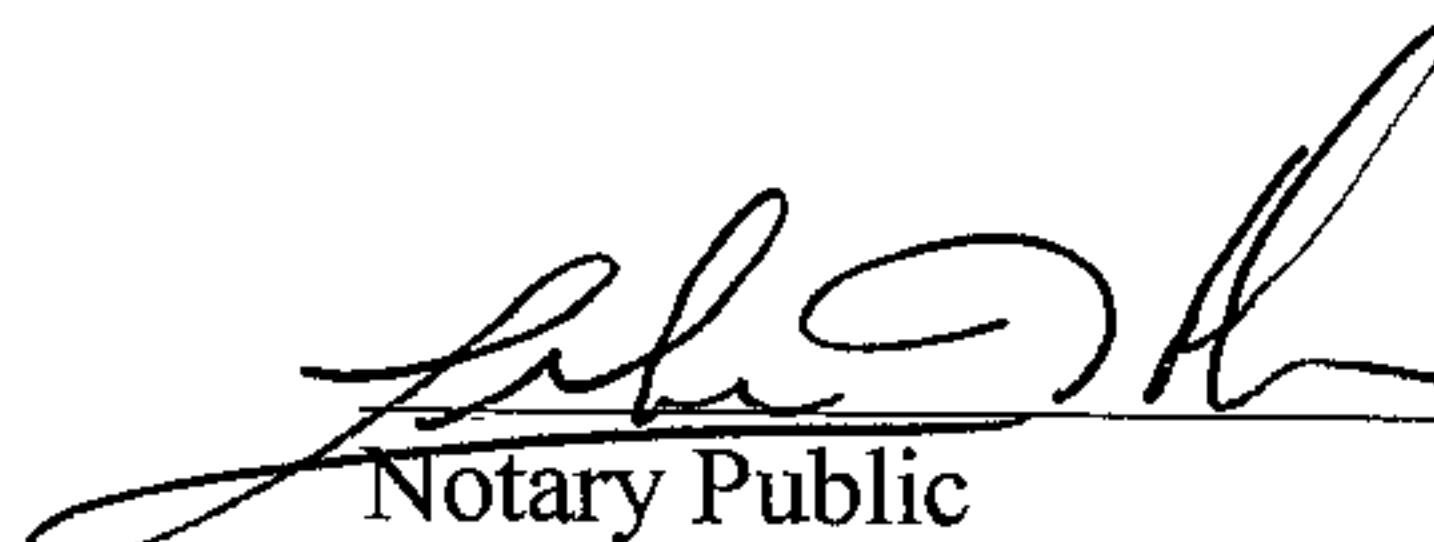
**Michael M. Dicen**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael M. Dicen whose name as the Sole Member of Dicen Properties, LLC, 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, he, in his capacity as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

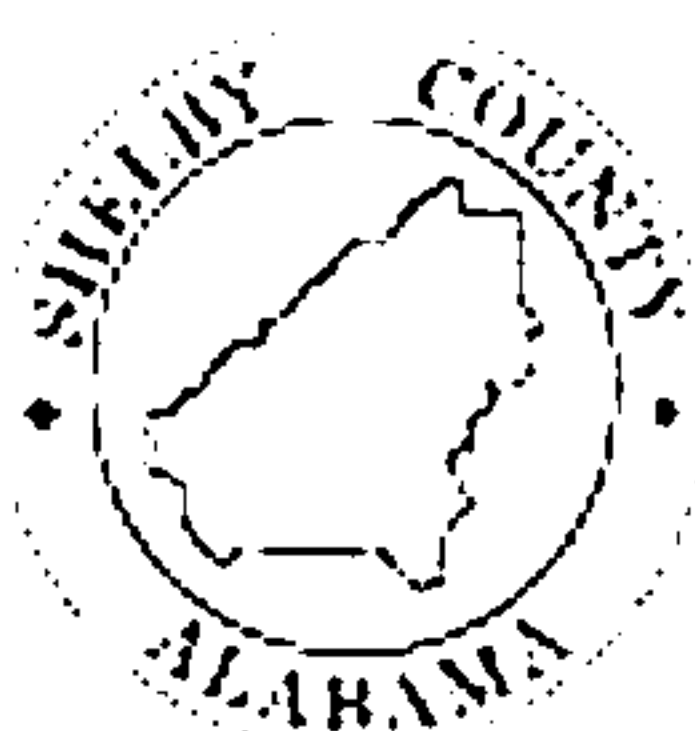
Given under my hand and seal this November 30, 2017.

My Commission Expires: 07/26/2020

  
Notary Public

Grantor's Address:

270 Doug Baker Blvd #700-247  
Birmingham, AL 35242  
Property Address:  
112 Stonehaven Dr  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/04/2017 09:49:08 AM  
\$35.00 DEBBIE  
20171204000432250

