

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
JORDAN HUFFSTETLER
2600 LAKELAND TRAIL
BIRMINGHAM, ALABAMA 35243

STATE OF ALABAMA) 20171211000441270
) 12/11/2017 11:38:33 AM
COUNTY OF SHELBY) GENERAL WARRANTY DEED
) DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TEN THOUSAND DOLLARS & 00/100 (\$110,000.00)**, as evidenced by that certain sales contract between the parties hereto, to the undersigned GRANTORS in hand paid by GRANTEEES the receipt whereof is hereby acknowledged, we, **JEFFREY E. HOLMES, and Wife, MONA S. HOLMES, whose address is 6 MUIRFIELD VILLAGE, BHAM, AL 35242**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **JORDAN HUFFSTETLER, whose address is 2600 Lakeland Trail, Birmingham, Alabama 35243**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 125 Skyline Circle, Indian Springs, Alabama 35124, to-wit:

Lot 1, according to the Survey of Skyline Estates, Third Sector, as recorded in Map Book 9, page 99 A and B, in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama.

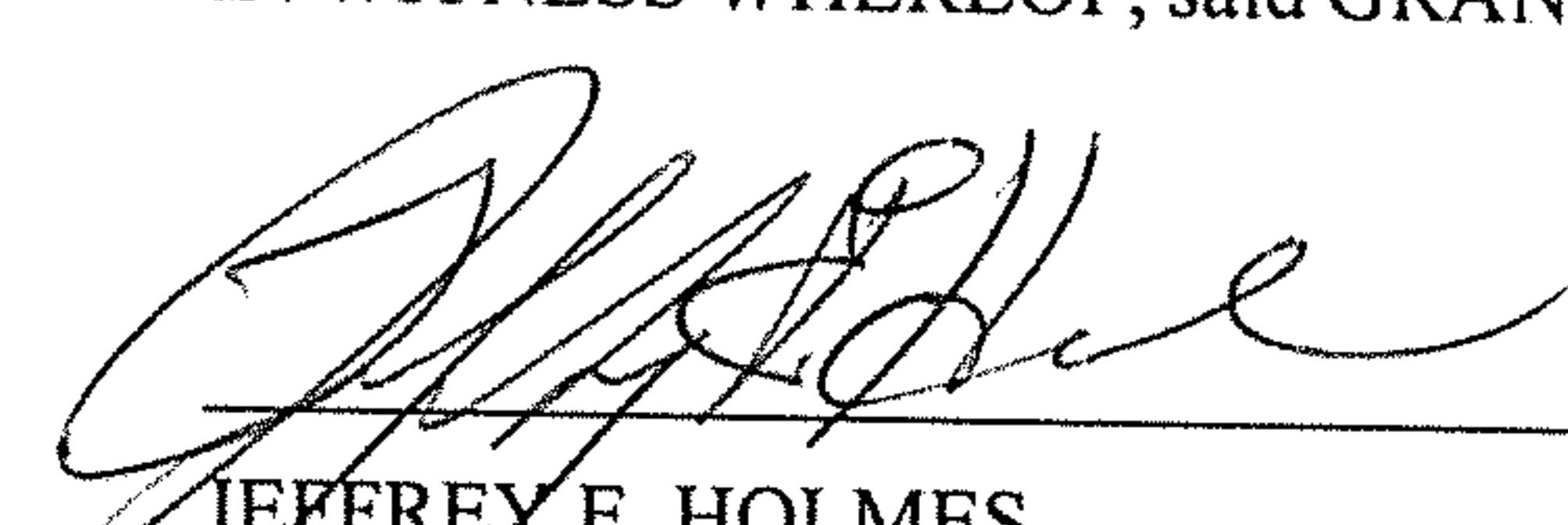
The property being sold is not the homestead of the Grantors.

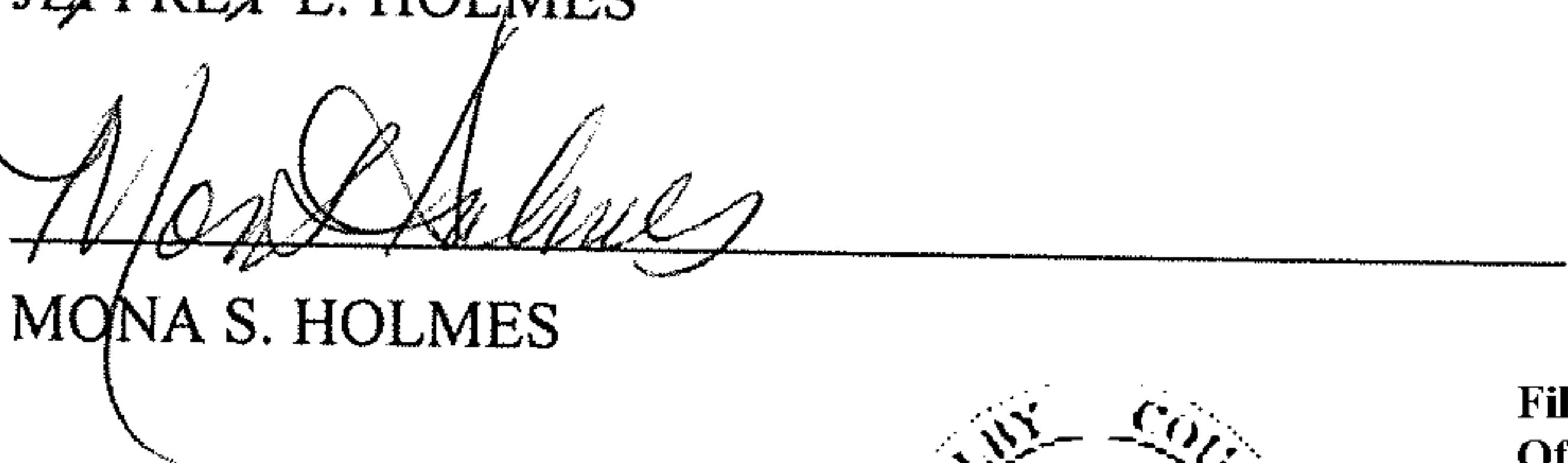
SUBJECT TO: (1) Taxes for the year 2018, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEEES, his heirs and assigns.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 herein above set forth, 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 their hands and seals this the 8th day of DECEMBER, 2017.

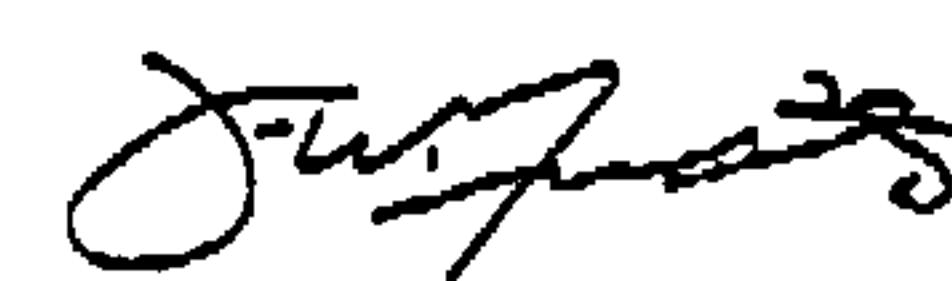

JEFFREY E. HOLMES


MONA S. HOLMES

STATE OF ALABAMA
COUNTY OF JEFFERSON



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/11/2017 11:38:33 AM
\$125.00 DEBBIE
20171211000441270



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEFFREY E. HOLMES, and wife, MONA S. HOLMES**, 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 conveyance signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of DECEMBER, 2017.


NOTARY PUBLIC

My Commission Expires: 11/3/2020

