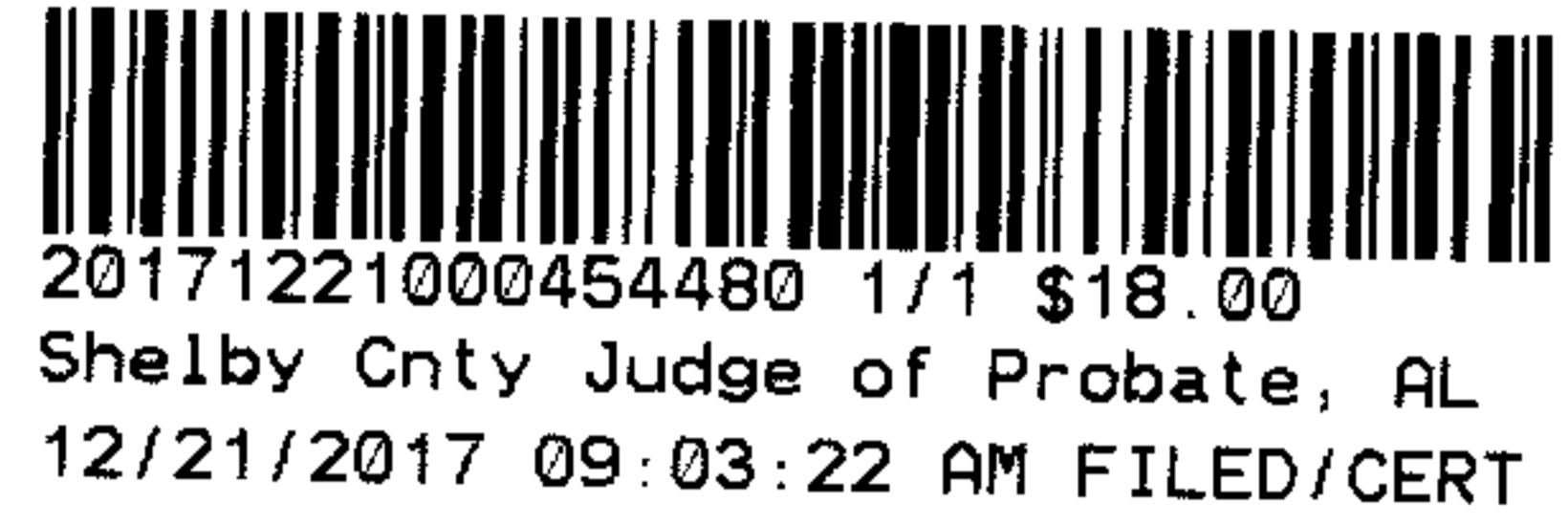


This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-11-5477
Documentary Evidence: Sales Contract

Send Tax Notice To:
Maribeth Coker
660 Forest Lakes
Sterrett, AL 35147

(Grantees' Mailing Address)

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Two Thousand and 00/100 Dollars (\$162,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **David Joshua Donahoo and spouse, Rachel Nicole Donahoo**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Maribeth Coker**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 15, according to the map and survey of Forest Lakes, Sector 1, as recorded in Map Book 28, page 94, in the Probate Office of Shelby County, Alabama.

\$159,065.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

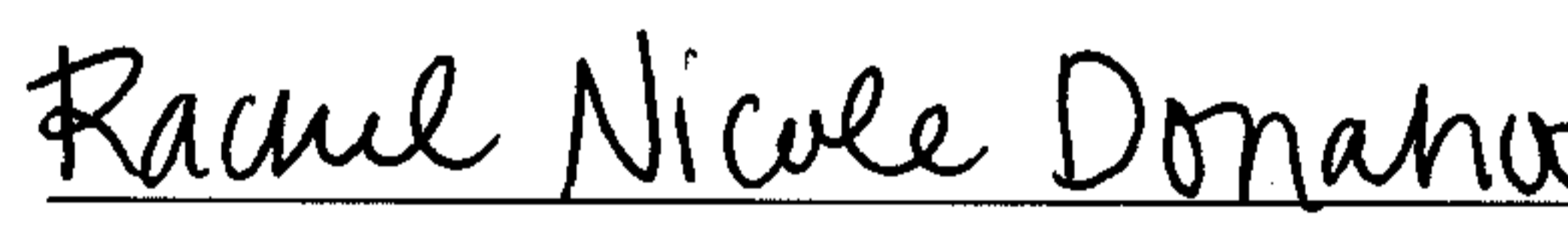
Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 20th day of December, 2017.

Shelby County, AL 12/21/2017
State of Alabama
Deed Tax: \$3.00



David Joshua Donahoo (Seal)

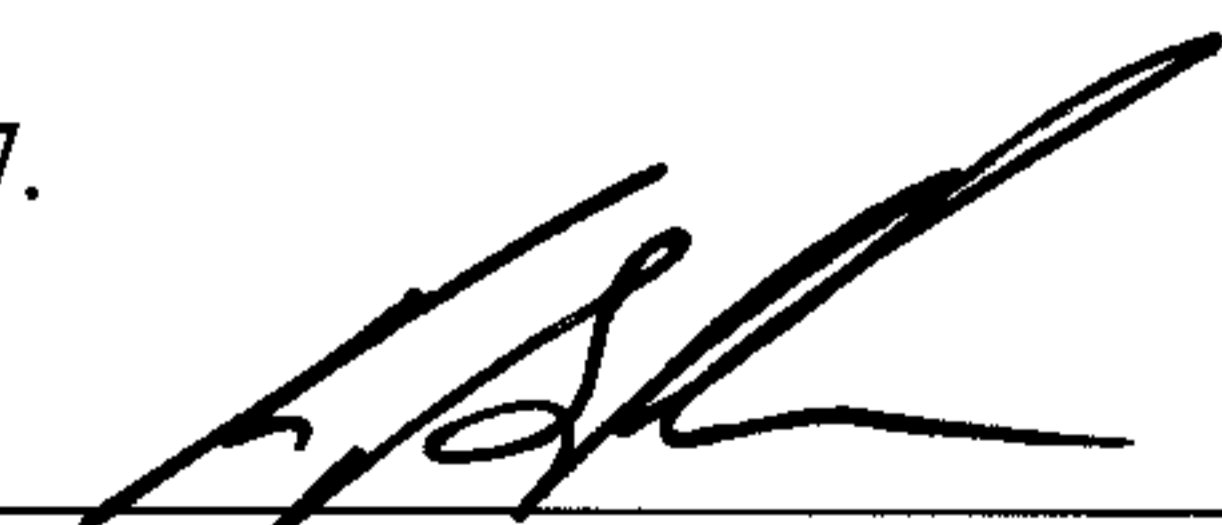


Rachel Nicole Donahoo (Seal)

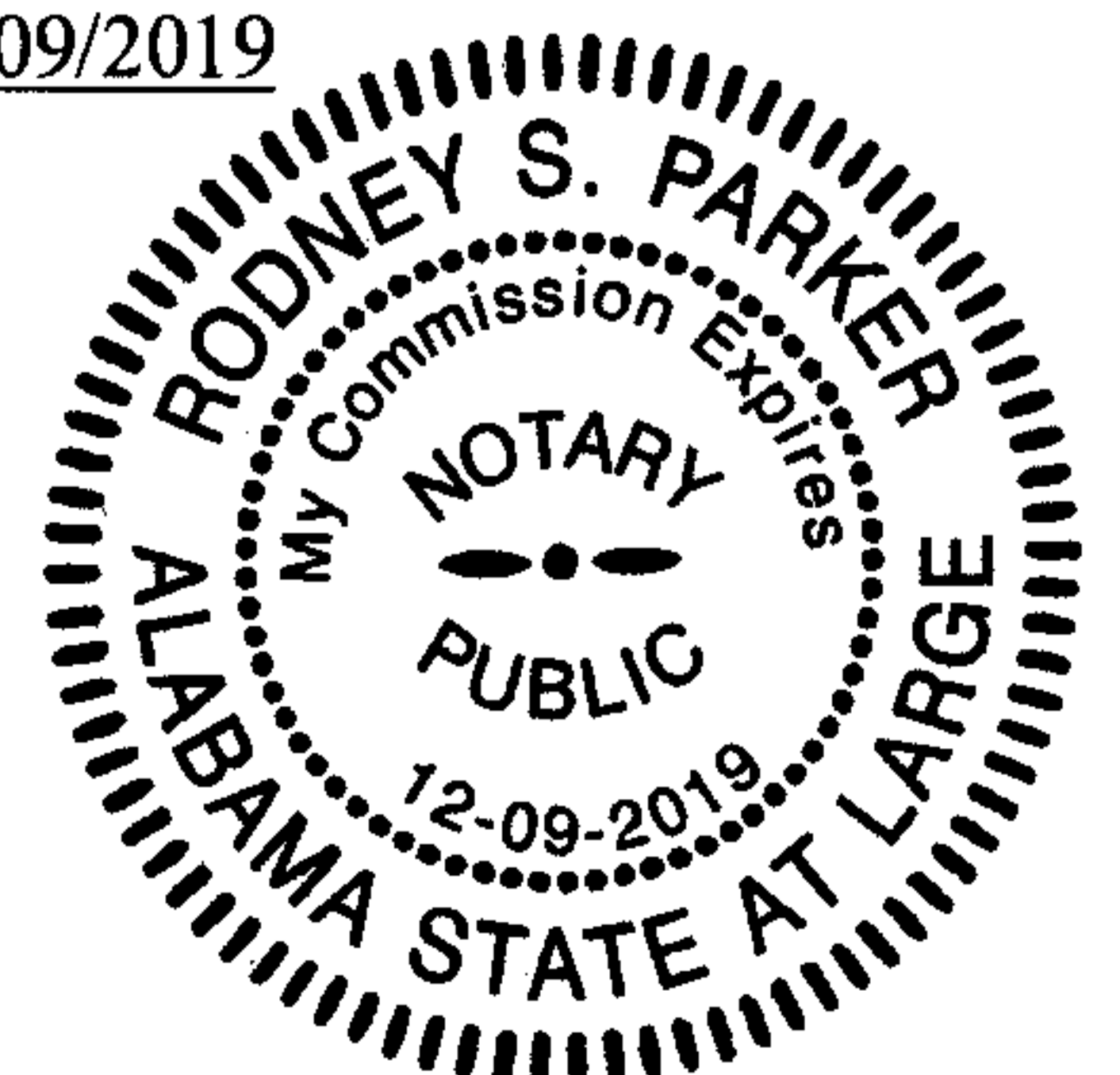
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Joshua Donahoo and spouse, Rachel Nicole Donahoo**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 20th day of December, 2017.



Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019



Grantors' Mailing Address:

