

Send tax notice to:
Lauren Bradford and Philip Todd Bradford
458 Ballantrae Rd.,
Pelham, AL 35124
HOV1800020

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180202000034860
02/02/2018 08:01:02 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Forty Six Thousand Five Hundred and 00/100 Dollars (\$346,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **DAL Properties, LLC**, whose mailing address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **Lauren Bradford and Philip Todd Bradford** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2140, Kirkwall at Ballantrae Phase III, as recorded in Map Book 47, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

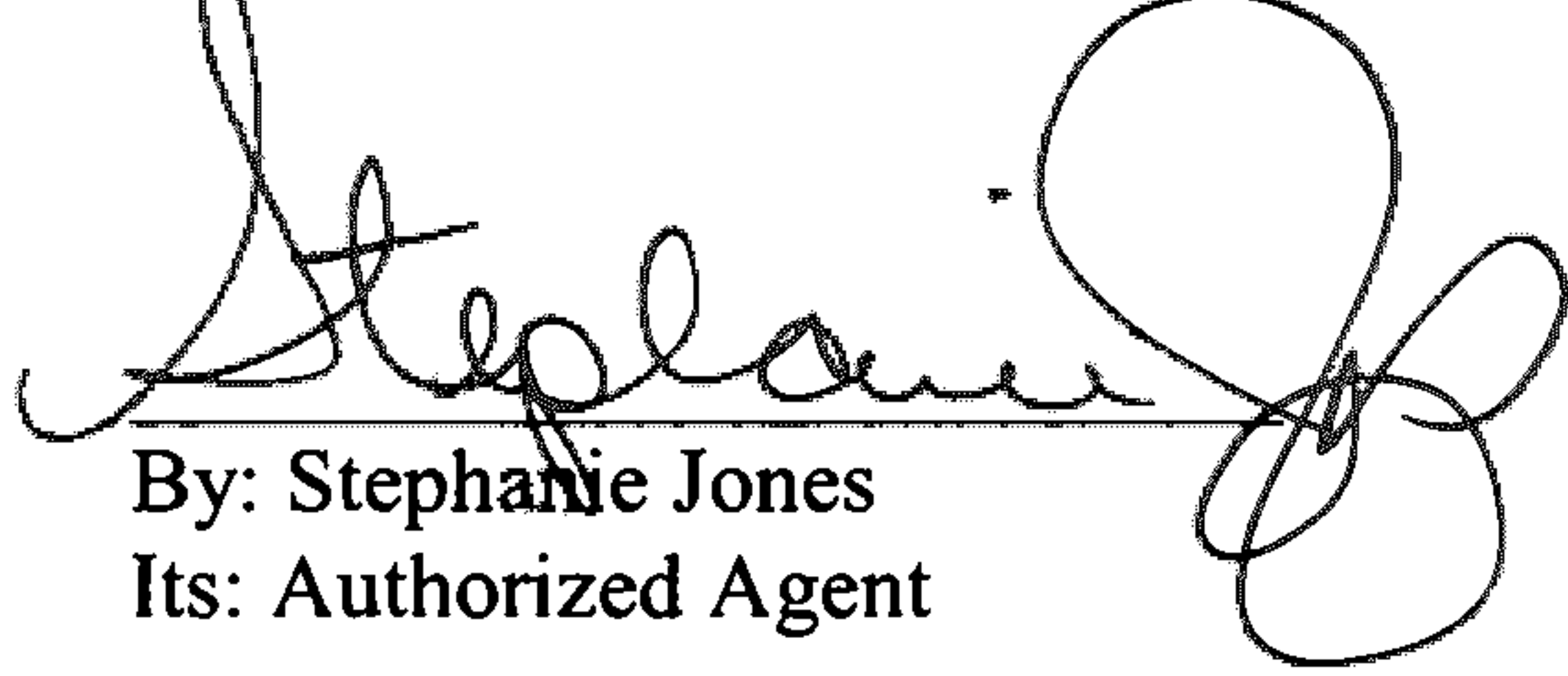
\$296,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 31st day of January, 2018.

DAL Properties, LLC

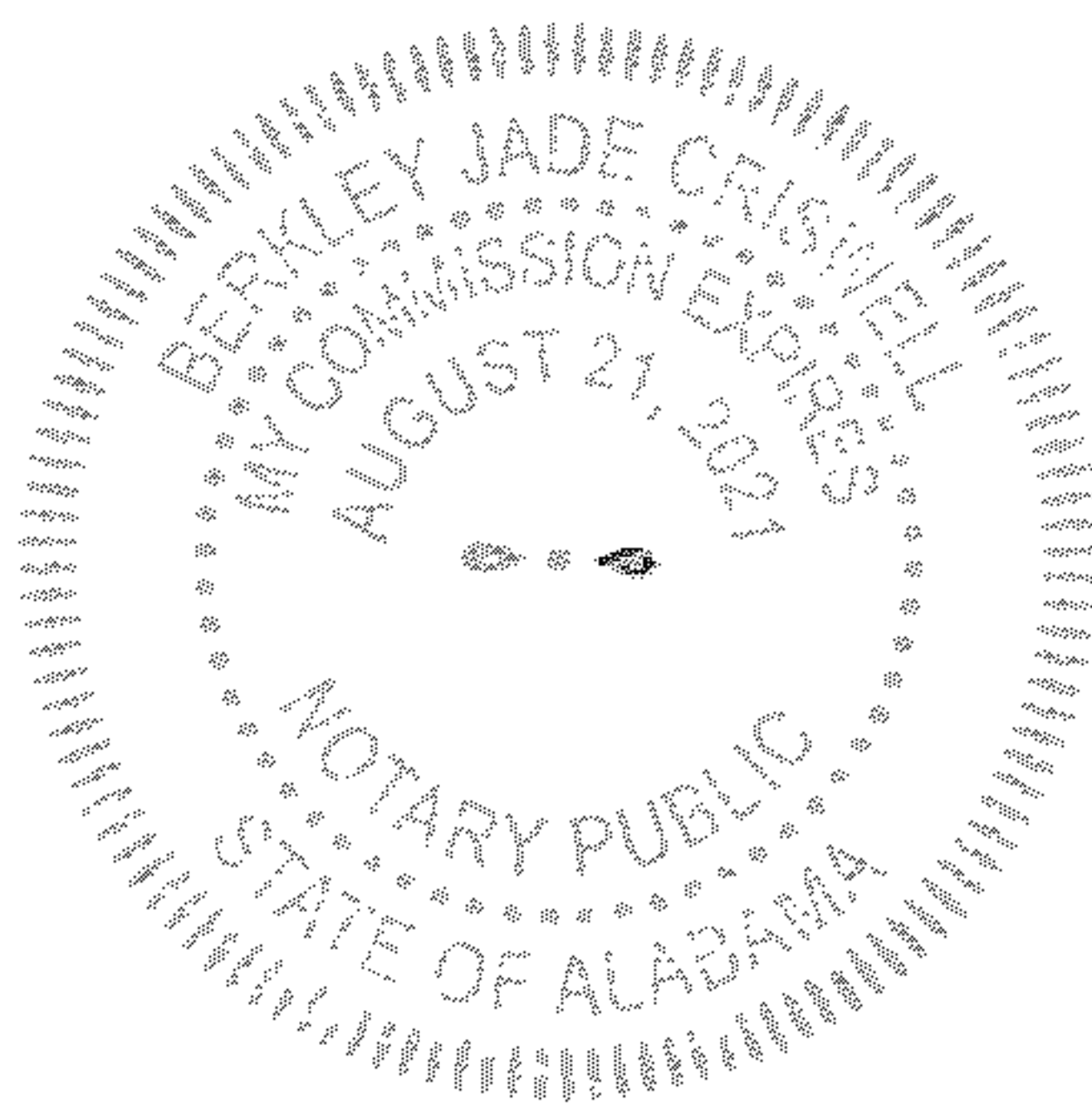

By: Stephanie Jones
Its: Authorized Agent

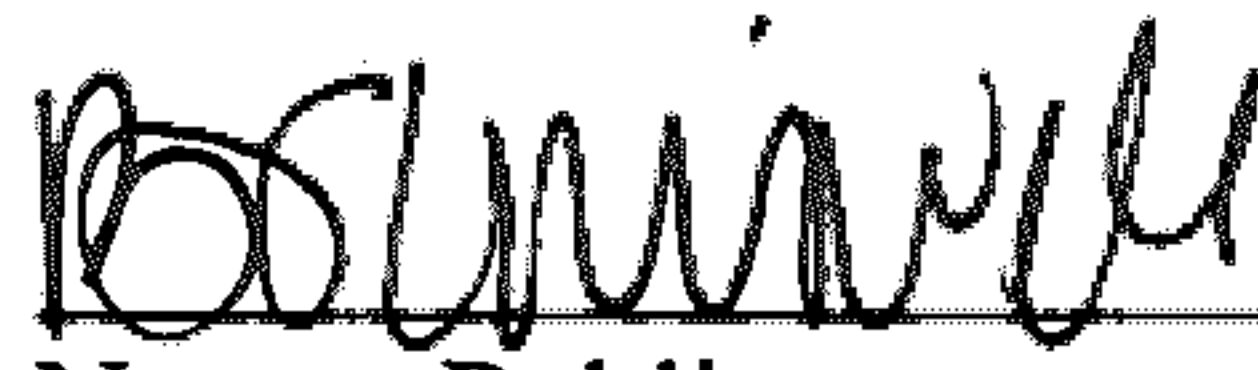
STATE OF ALABAMA
COUNTY OF JEFFERSON

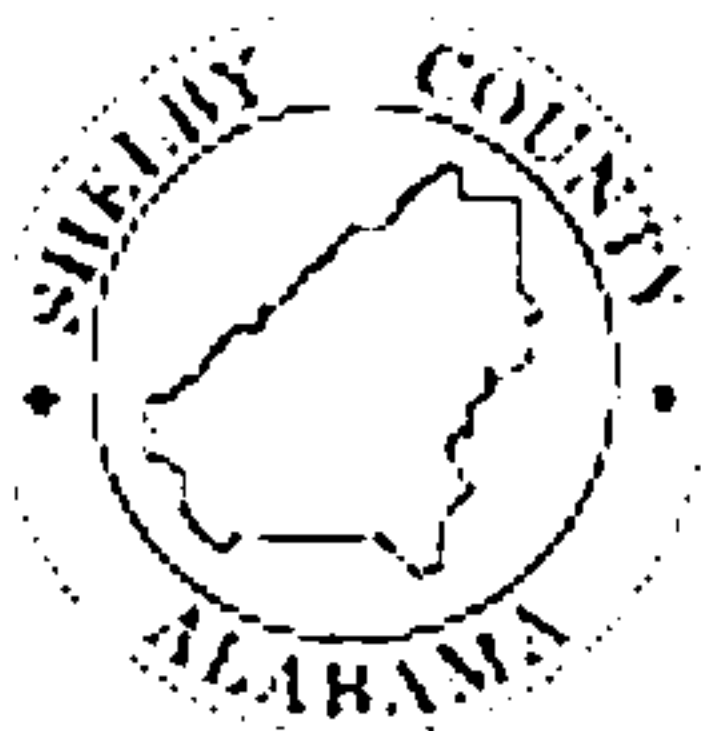
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Berkley Jade Criswell
Commission Expires: 08/21/2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 08:01:02 AM
\$68.00 CHERRY
20180202000034860

