

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2018-01-5499
Documentary Evidence: Sales Contract

Send Tax Notice To:
Vanessa D. Roberson
3387 N. Wildewood Drive
Pelham, AL 35124

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Betty A. Rasberry**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Vanessa D. Roberson**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2, Block 6, according to the survey of Wildewood Village, Second Addition, as recorded in Map Book 8, page 55, in the Probate Office of Shelby County, Alabama.

\$104,000.00 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.

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

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 7th day of February, 2018.

Betty Rasberry _____ (Seal)
Betty A. Rasberry

STATE OF ALABAMA
COUNTY OF SHELBY

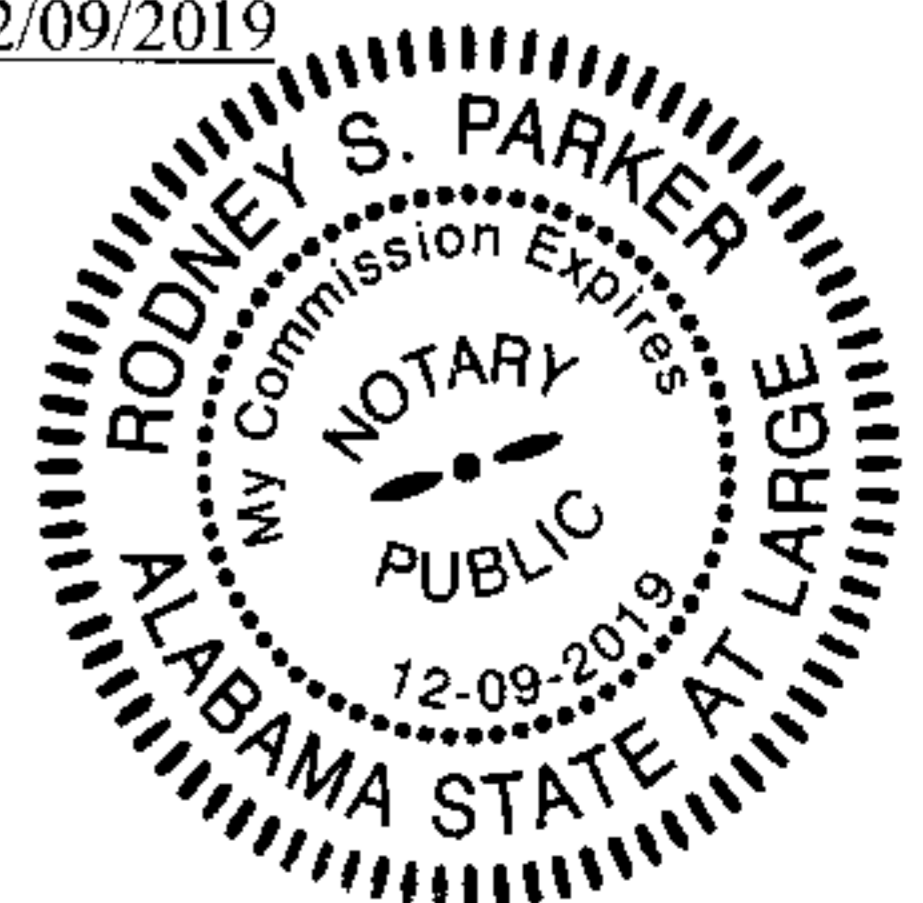
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty A. Rasberry**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 7th day of February, 2018.


Shelby County, AL 02/09/2018
State of Alabama
Deed Tax: \$26.00

[Signature]

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



Grantors' Mailing Address:
203 Royal Oaks Dr
Hoover, AL 35244


20180209000042620 1/1 \$41.00
Shelby Cnty Judge of Probate, AL
02/09/2018 09:14:28 AM FILED/CERT