

WARRANTY DEED

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

Send Tax Notice To:
James R Posey
6014 Kensington Way
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Nine Thousand and 00/100 Dollars (\$149,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ebony L. Stroud** and husband, **Marcus Stroud**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **James R Posey** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 74, according to the Survey of Kensington Place, Phase I, Sector 2, as recorded in Map Book 40, Page 75, in the Probate Office of Shelby County, Alabama.

Ebony L. Hall, grantee recited in Volume Instrument #20100614000187880, is one and the same person as Ebony L. Stroud.

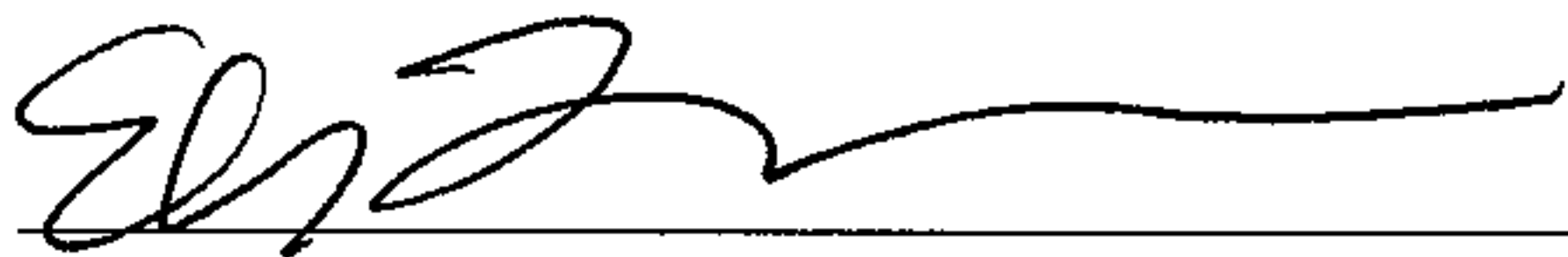
\$150,505.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

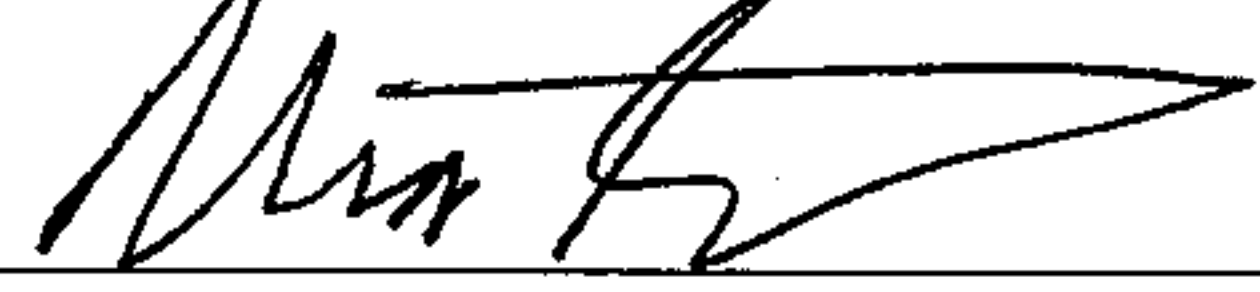
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this January 26, 2018.


Ebony L. Stroud


Marcus Stroud

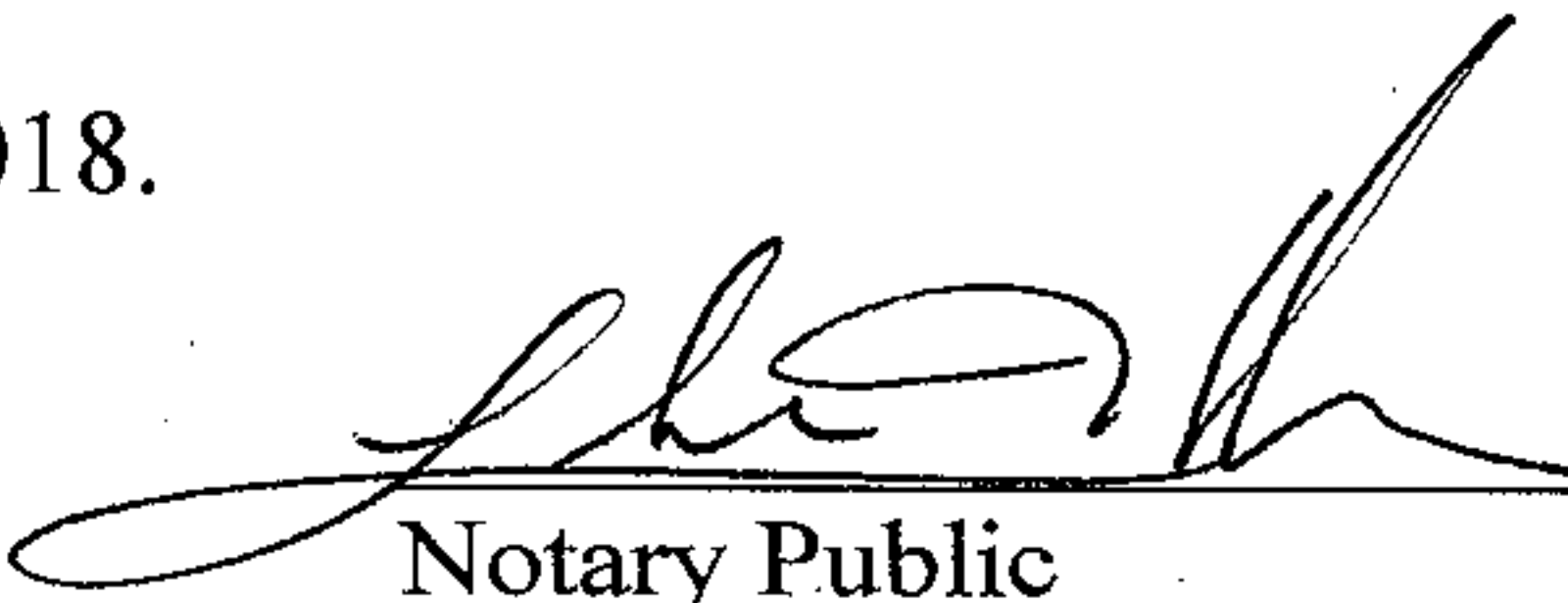
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

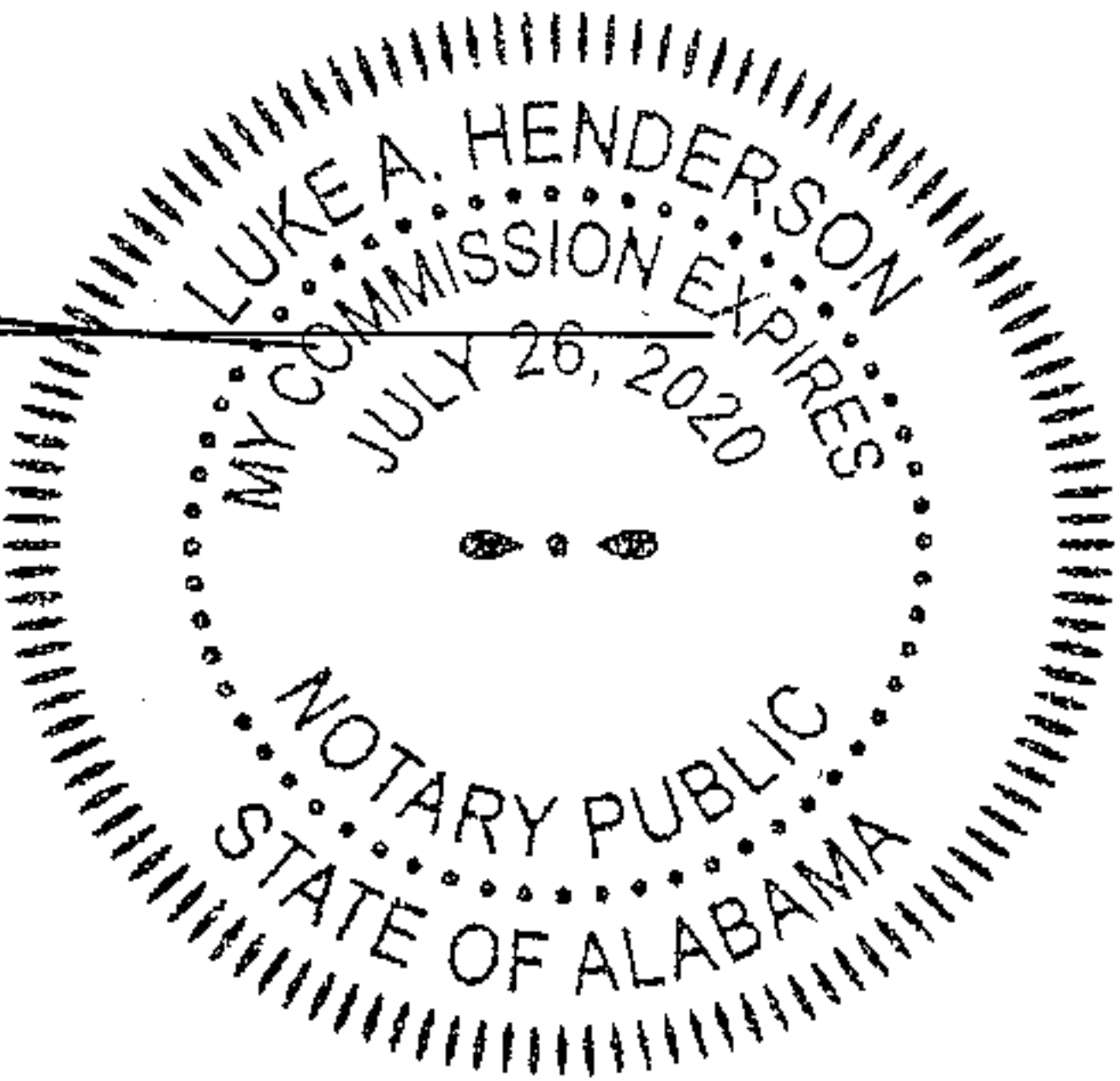
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ebony L. Stroud** and husband, **Marcus Stroud** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

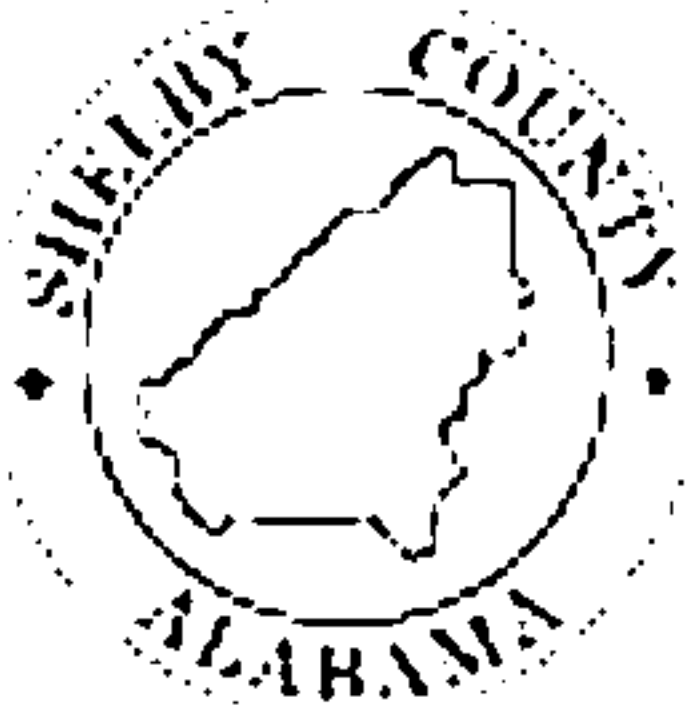
Given under my hand and seal this January 26, 2018.

My Commission Expires:

Grantor's Address:
3185 Paradise Acres
Birmingham, AL 35244
Property Address:
6014 Kensington Way
Calera, AL 35040


Notary Public





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/14/2018 10:48:28 AM
\$16.00 CHERRY
20180214000048540

