

20180307000073370 1/3 \$128.00  
Shelby Cnty Judge of Probate, AL  
03/07/2018 08:07:55 AM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA  
County of

Send Tax Notice To: Rebecca Duke  
137 Stratford Circle, Pelham AL 35124

Know all men by these presents:

That in consideration of One Hundred Seventy Seven Thousand and No/100 Dollars (\$177,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Marcus Luke Arnett and wife, Stephanie Olive Arnett (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Rebecca Duke (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Map and Survey of Stratford Place, Phase V, as recorded in Map Book 15, Page 81, in the Probate Office of Shelby County, Alabama.

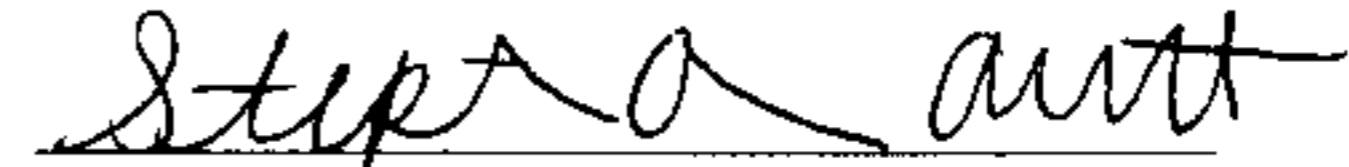
\$70,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/07/2018  
State of Alabama  
Deed Tax: \$107.00

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 26th day of February, 2018

  
\_\_\_\_\_  
Marcus Luke Arnett

  
\_\_\_\_\_  
Stephanie Olive Arnett

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Marcus Luke Arnett and wife, Stephanie Olive Arnett whose name(s)is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

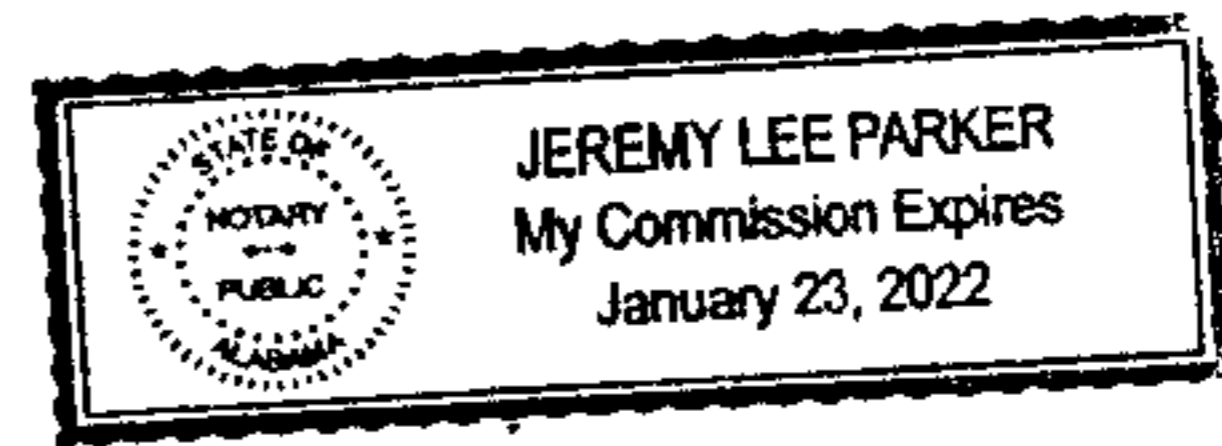
Given under my hand and official seal this 26th day of February, 2018.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



  
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