

# WARRANTY DEED

20180329000103470  
03/29/2018 08:20:11 AM  
DEEDS 1/1

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

Send Tax Notice To:  
Krystal S Jones  
109 Maple Street  
Maylene, AL 35114

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Joseph M Hanners**, unmarried,  
(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Krystal S Jones**  
(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 48, according to the Survey of Woodland Hills 1st Phase, 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama.**

\$150,000.00 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/her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this March 16, 2018.

  
**Joseph M Hanners**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

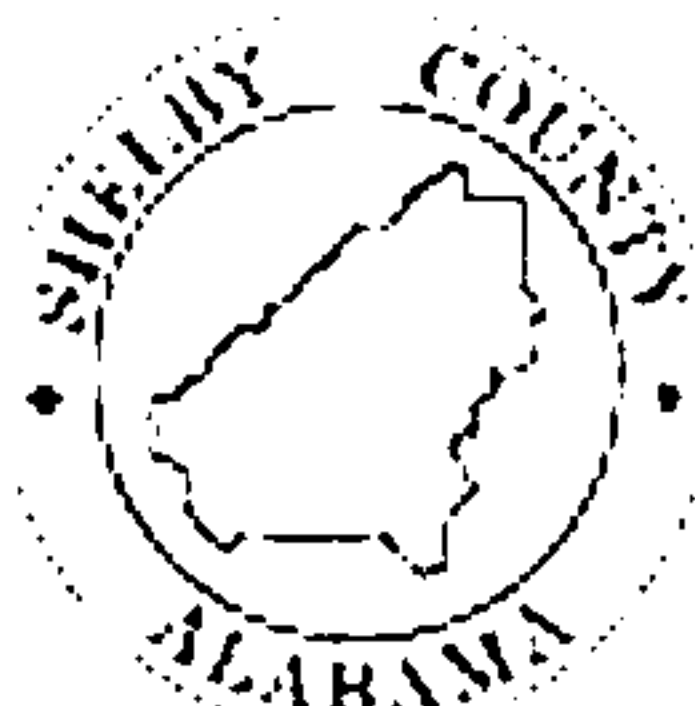
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Joseph M Hanners**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Joseph M Hanners executed the same voluntarily on the day the same bears date.

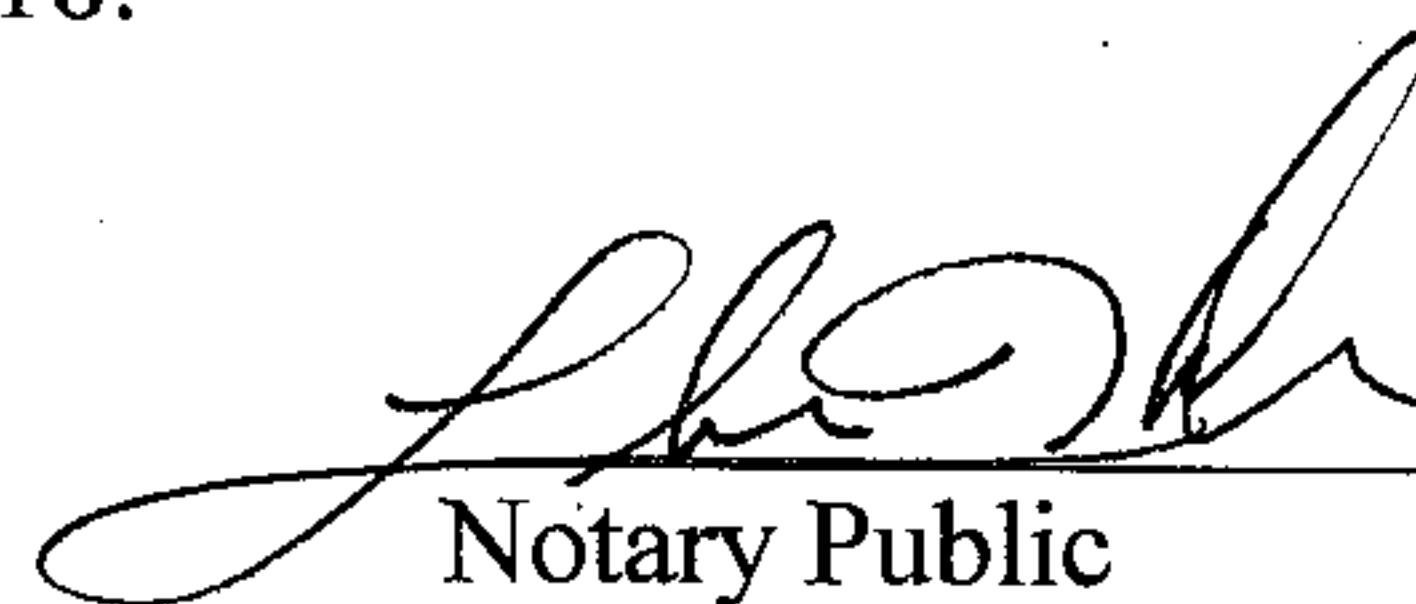
Given under my hand and seal this March 16, 2018.

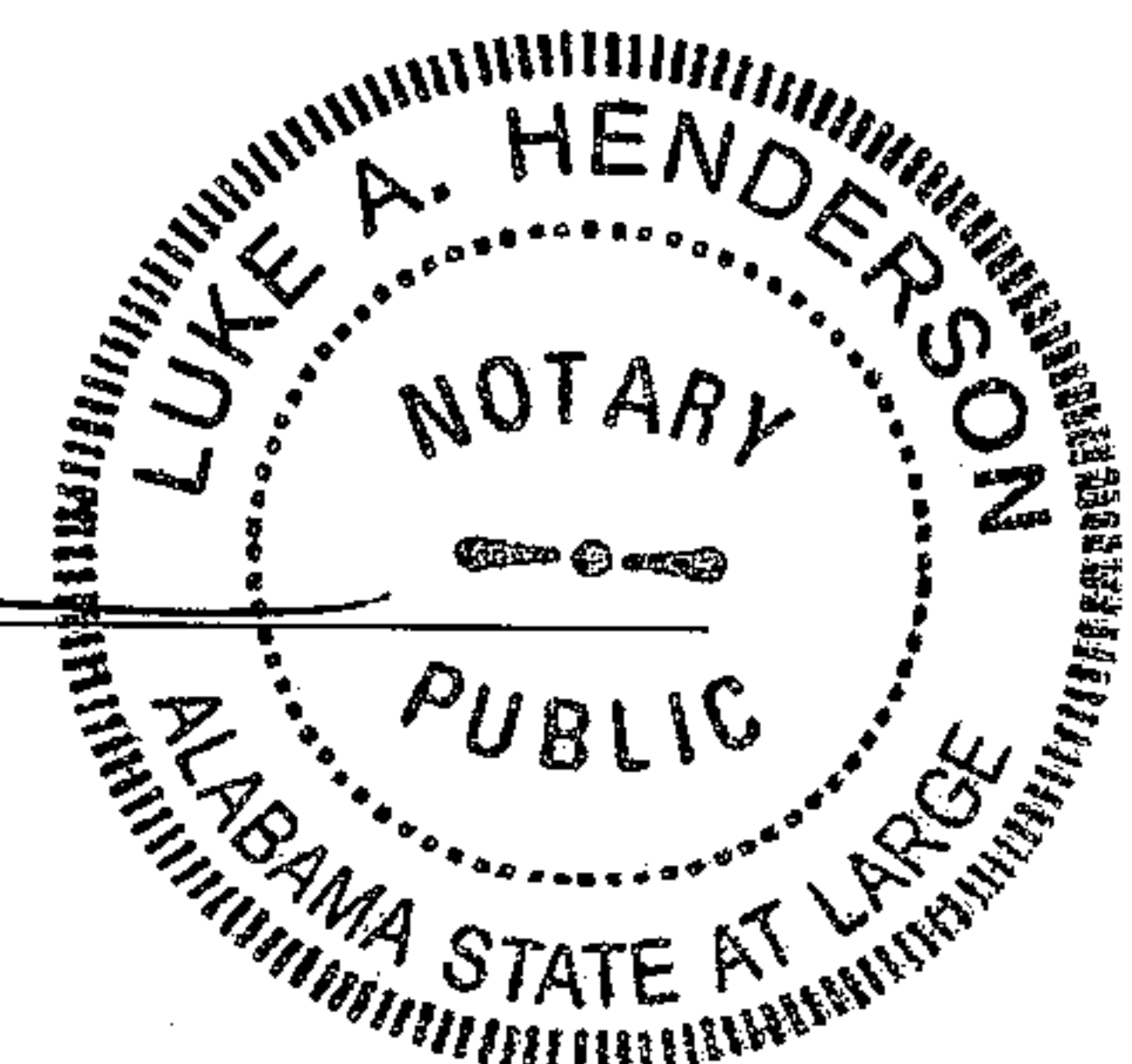
My Commission Expires: 7/26/2020

Grantor's Address:  
5820 Chestnut Trace  
Hoover, AL 35244

Property Address:  
109 Maple Street  
Maylene, AL 35114



  
Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/29/2018 08:20:11 AM  
\$16.00 CHERRY  
20180329000103470

