

Send tax notice to:
Edward A. Warnick, III and Janet H. Warnick
1307 Caliston Way
Pelham, AL 35124
HOV1800129

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

State of Alabama
County of Shelby

20180418000129910
04/18/2018 10:28:51 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Michael E. Ray, Jr. and spouse, Rodney C. Zeedyk**, whose mailing address is 1229 Buell Ave., Joliet, IL 60435 (hereinafter referred to as "Grantors"), by **Edward A. Warnick, III and Janet H. Warnick** (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 558, according to A Resurvey of Lots 501-520, 543-553 & 557-561 Caliston at Ballantrae, Phase 1, as recorded in Map Book 33, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Being the same property described in Instrument No. 20170119000023830 and Instrument No. 20130107000009360.

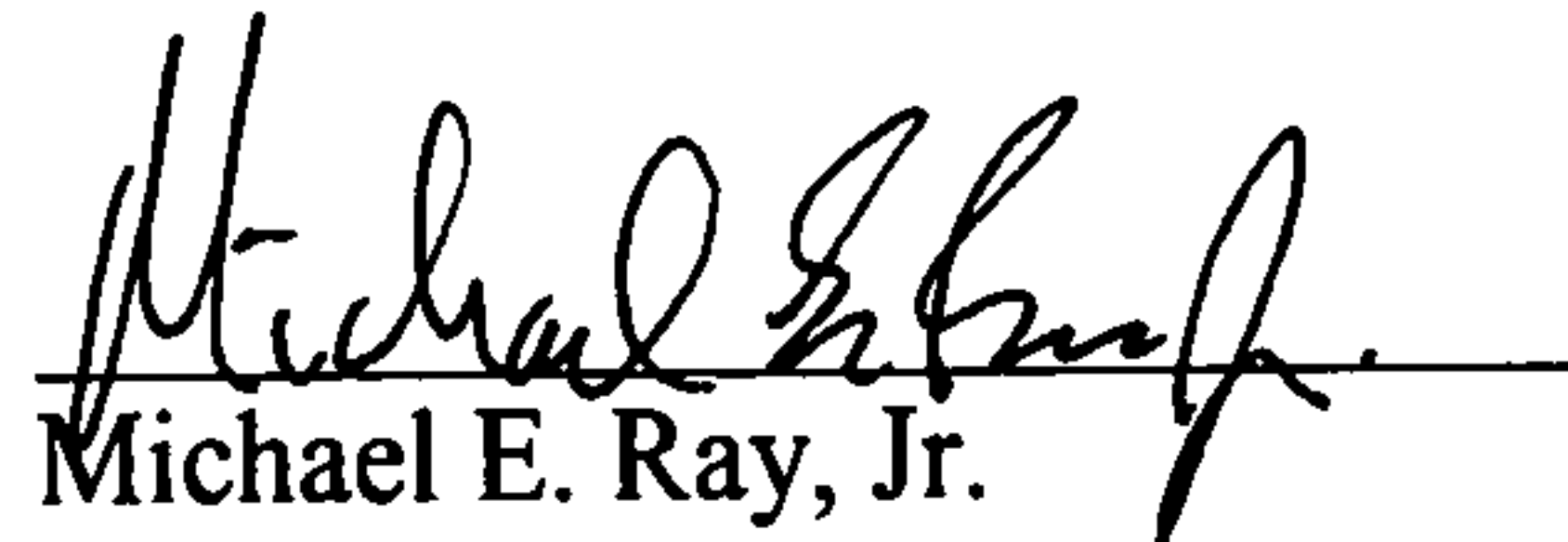
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$165,000.00 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 Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Michael E. Ray, Jr. and Rodney C. Zeedyk have hereunto set their signatures and seals on April 6, 2018.


Michael E. Ray, Jr.


Rodney C. Zeedyk


20180418000129910 04/18/2018 10:28:51 AM DEEDS 2/2

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Ray, Jr. and Rodney C. Zeedyk, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Bancley Jade Gignew
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2018 10:28:51 AM
\$138.00 CHERRY
20180418000129910

