

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Kyle Edward Russell
150 Davis St
Montevallo, AL 35115

20180507000154460
05/07/2018 10:17:24 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$87,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Stephen Fike, a single man and Shirley Hall f/k/a Shirley Fike , a married person (this does not constiute the homestead property of the Grantor, Shirley Hall or her spouse) (the "Grantor", whether one or more), whose mailing address is 213 Toca Cir, Helena, AL 35890
5855 Hwy St, Wilsonville, AL 35186, do hereby grant, bargain, sell, and convey unto Kyle Edward Russell (the "Grantee", whether one or more), whose mailing address is 150 Davis St, Montevallo, AL 35115, the following-described real estate situated in Shelby County, Alabama, the address of which is 150 Davis St, Montevallo, AL 35115; to-wit:

A parcel of land in the SW1/4 of the NW1/4, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW1/4 of the NW1/4, Section 3, Township 24 North, Range 12 East, and run S88°34'E 349.32 feet to the Point of Beginning; thence N08°53'W, 97.04 feet; thence N72°39'E, 255.46 feet to the Southwesterly right of way line of Davis Street; thence S18°19'E 98.35 feet to the Point of Intersection with the Northwesterly right of way line of Montgomery Street; thence S72°51'W 188.61 feet; thence S73°48'29"W 82.66 feet to Point of Beginning. Being part of Block C, Ellis Addition to the Town of Montevallo, Alabama, situated in Shelby County, Alabama.

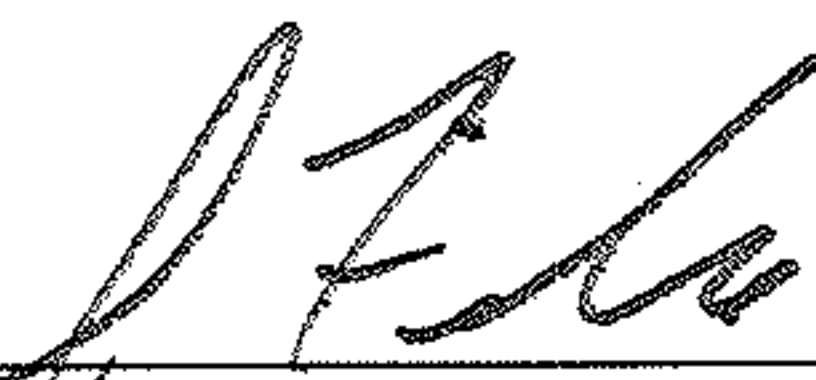
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

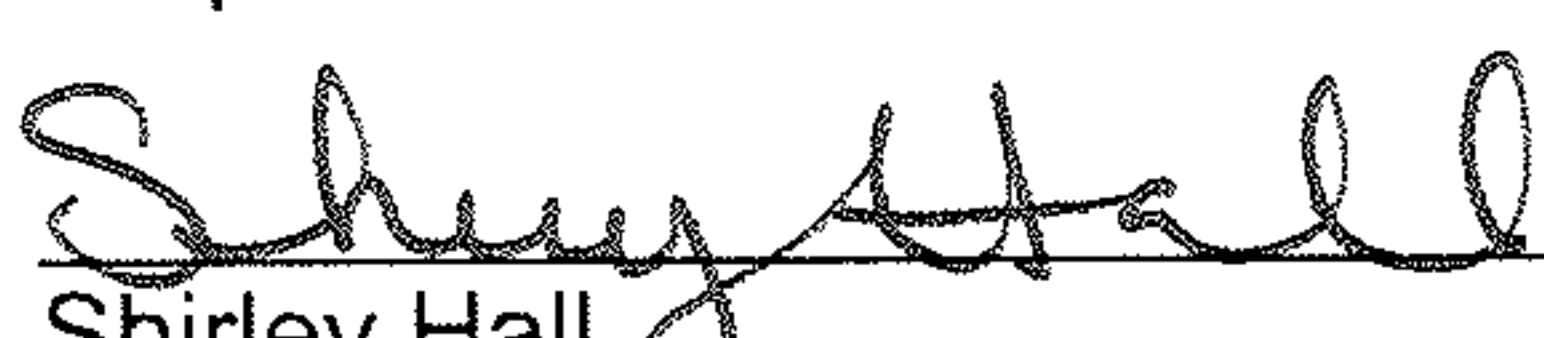
TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$87,878.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Stephen Fike, a single man and Shirley Hall f/k/a Shirley Fike , a married person (this does not constiute the homestead property of the Grantor, Shirley Hall or her spouse) , has/have hereunto set his/her/their hand(s) and seal(s) this 3rd day of May, 2018.



Stephen Fike


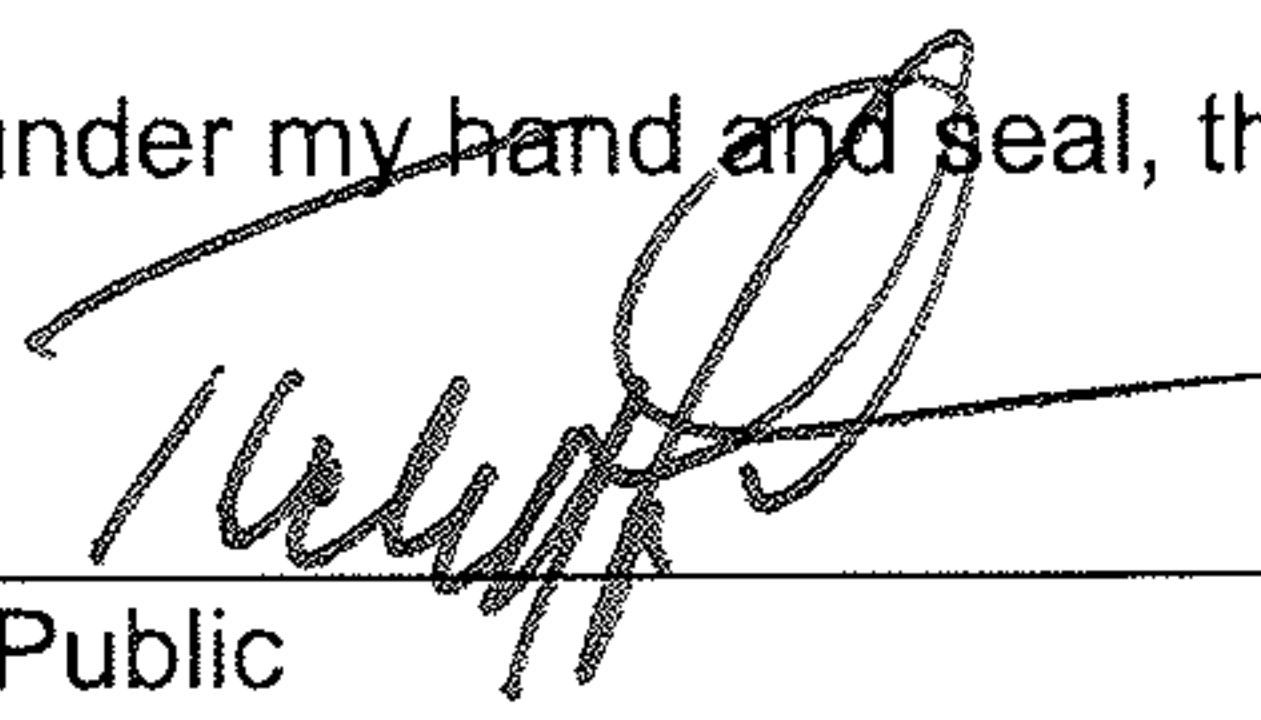
Shirley Hall

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Stephen Fike, a single man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 3rd of May, 2018.



Notary Public

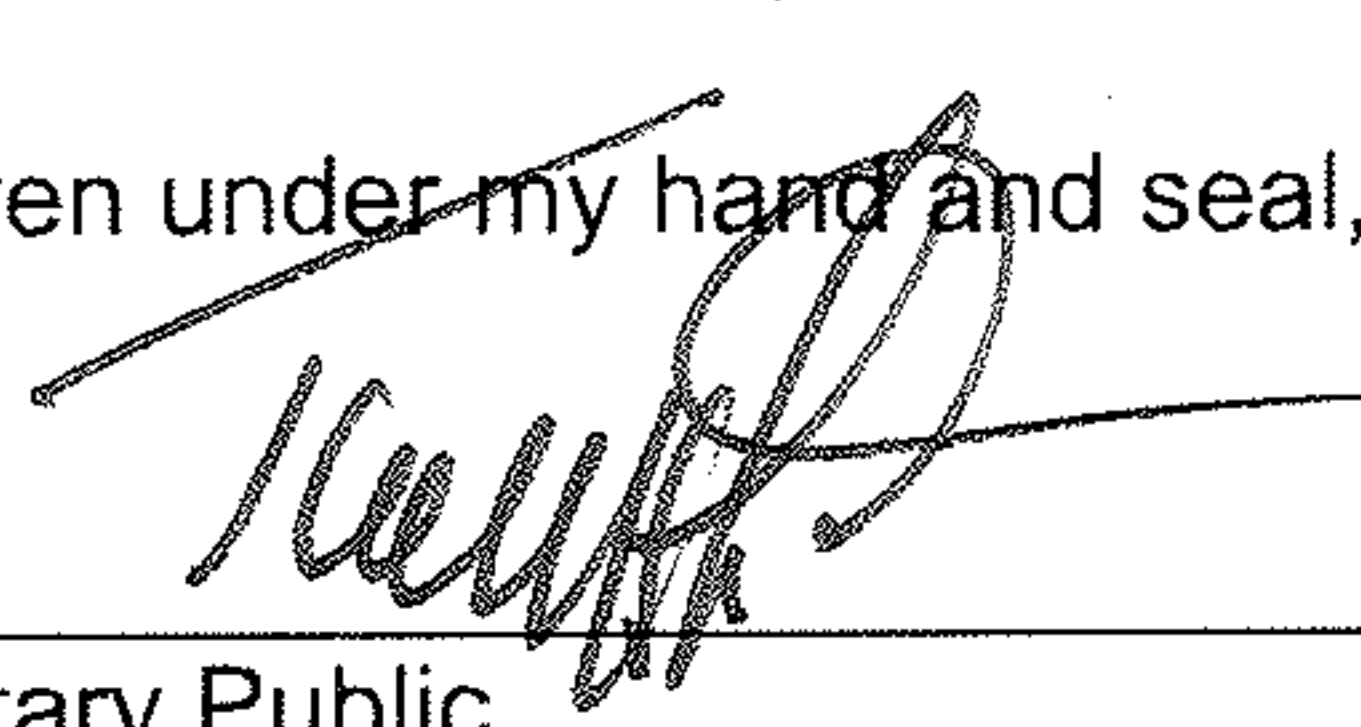
Commission Expires: 10/31/2020

State of Alabama

County of Jefferson

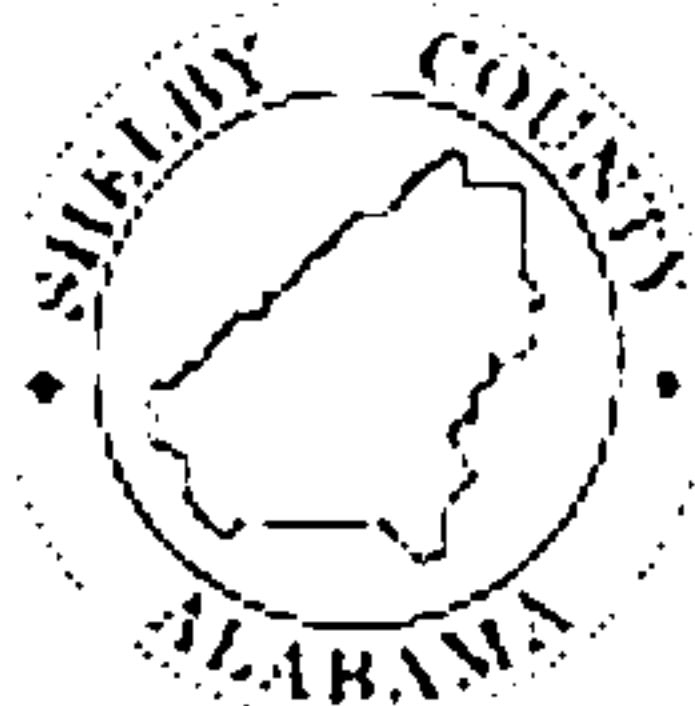
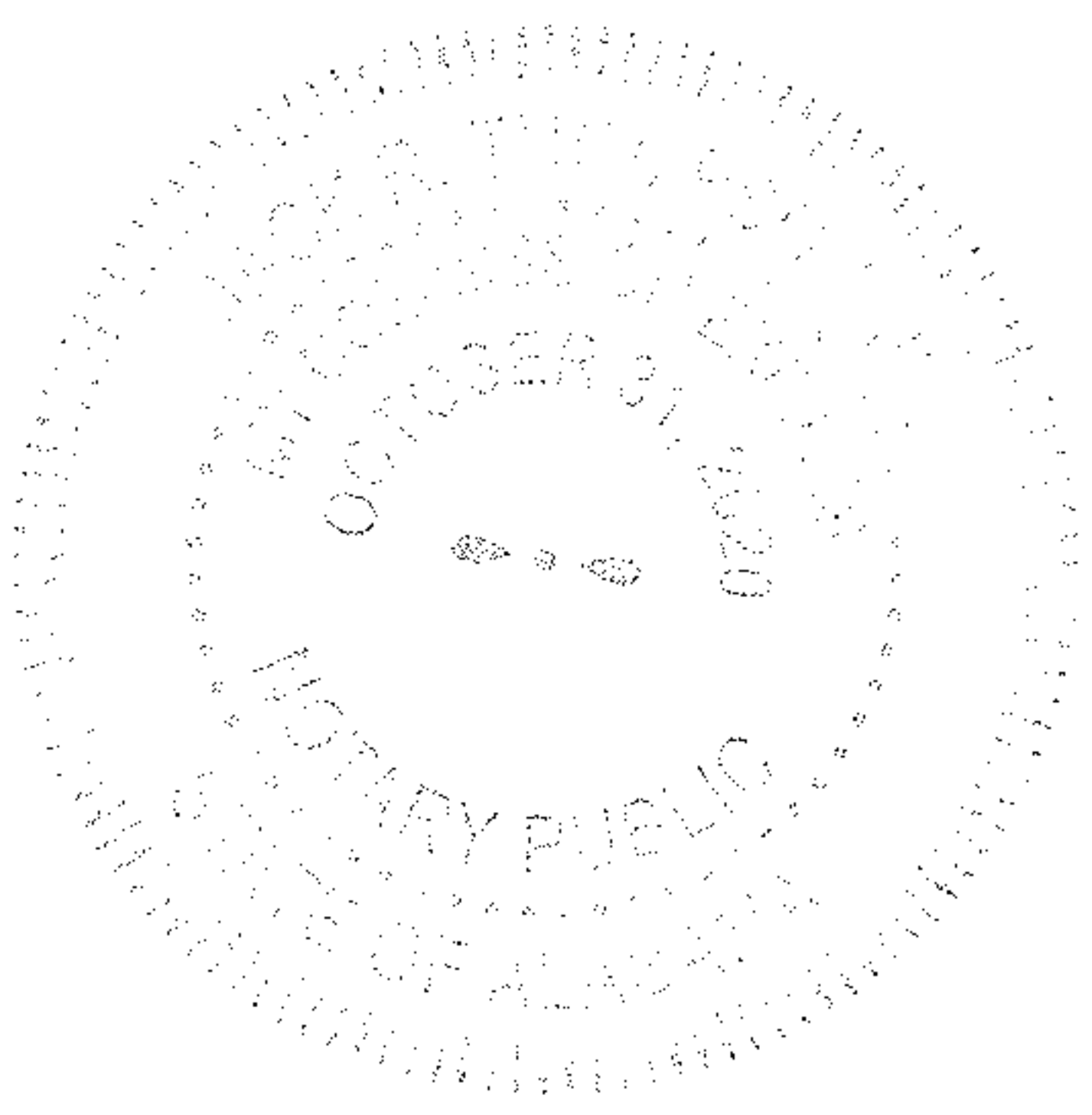
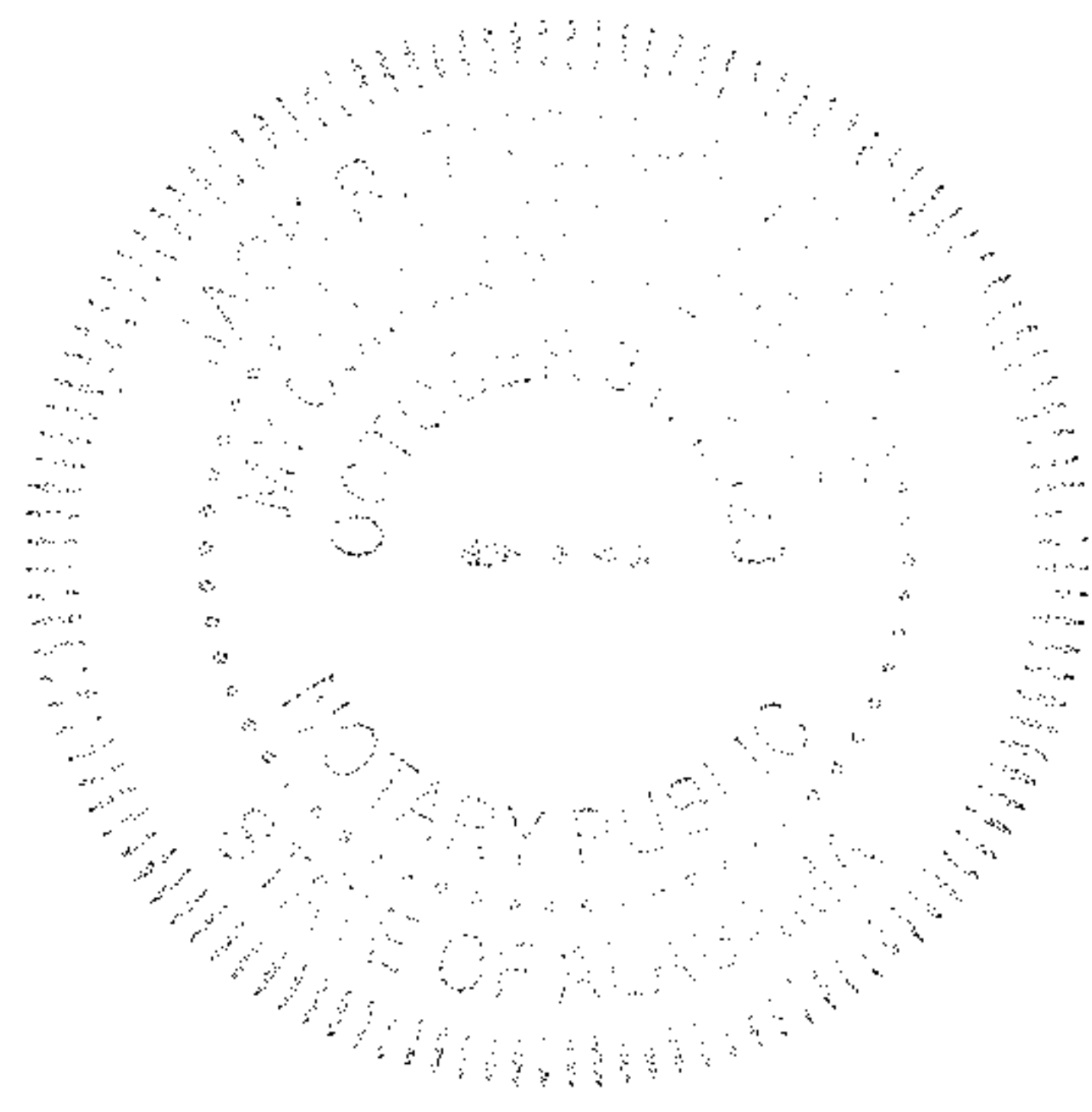
I, The undersigned, a notary for said County and in said State, hereby certify that Shirley Hall f/k/a Shirley Fike, a married person , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 3rd of May, 2018.



Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2018 10:17:24 AM
\$19.00 CHERRY
20180507000154460

