

20180611000205630
06/11/2018 01:27:20 PM
DEEDS 1/2

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

WARRANTY DEED

Send Tax Notice To:
Dicen Properties, LLC
270 Doug Baker Blvd #700-247
Birmingham, AL 35242
Property Address: 106 Sunrise Lane
Westover, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand and No/100 ---
----- (\$217,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,

Tim Bratton, an unmarried man and
Melissa Bratton, an unmarried woman
(whose address is: 33129 Antietam Rd, Lillian AL 36549)
(hereinafter referred to as grantors) do grant, bargain, sell and convey unto
Dicen Properties, LLC
(whose address is: 270 Doug Baker Blvd #700-247, Birmingham, AL 35242)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby county, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 255,544.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 7th day of June, 2018.


Tim Bratton

(Seal)


Melissa Bratton

(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Tim Bratton and Melissa Bratton, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June A.D., 2018.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public

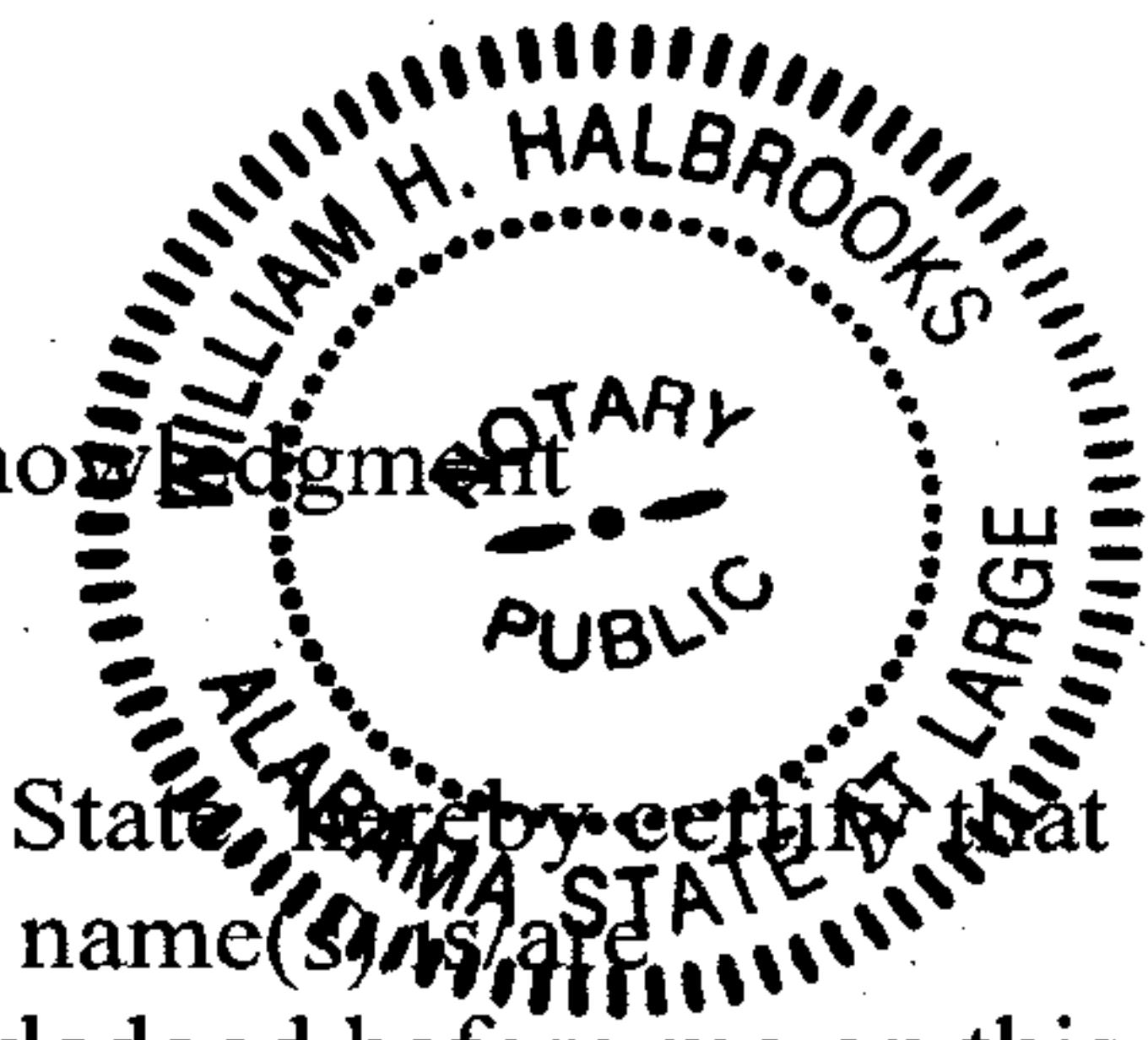


Exhibit "A"

Attached Legal Description

COMMENCE AT THE SE CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 66.73 TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 146.44 TO A POINT; THENCE 108-05 LEFT 479.16' TO A POINT; THENCE 98-46' LEFT 246.90' TO A POINT; THENCE 93-07' LEFT 69.72' TO A POINT; THENCE 2-54' LEFT 337.66' TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/11/2018 01:27:20 PM
\$19.00 CHERRY
20180611000205630

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".