

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:
Scott E. Bragan
4092 Forest Lakes Rd
Sterrett, AL 35147

20180703000236010
07/03/2018 08:02:33 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$143,000.00, 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, Jasmine D. Moore, an unmarried person (the "Grantor", whether one or more), whose mailing address is 30 Joe Newton Road, Trussville, AL 35173, do hereby grant, bargain, sell, and convey unto Scott E. Bragan (the "Grantee", whether one or more), whose mailing address is 4092 Forest Lakes Rd, Sterrett, AL 35147, the following-described real estate situated in Shelby County, Alabama, the address of which is 4092 Forest Lakes Rd, Sterrett, AL 35147; to-wit:

Lot 535, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Pages 25 A & B, in the Probate Office of Shelby County, Alabama

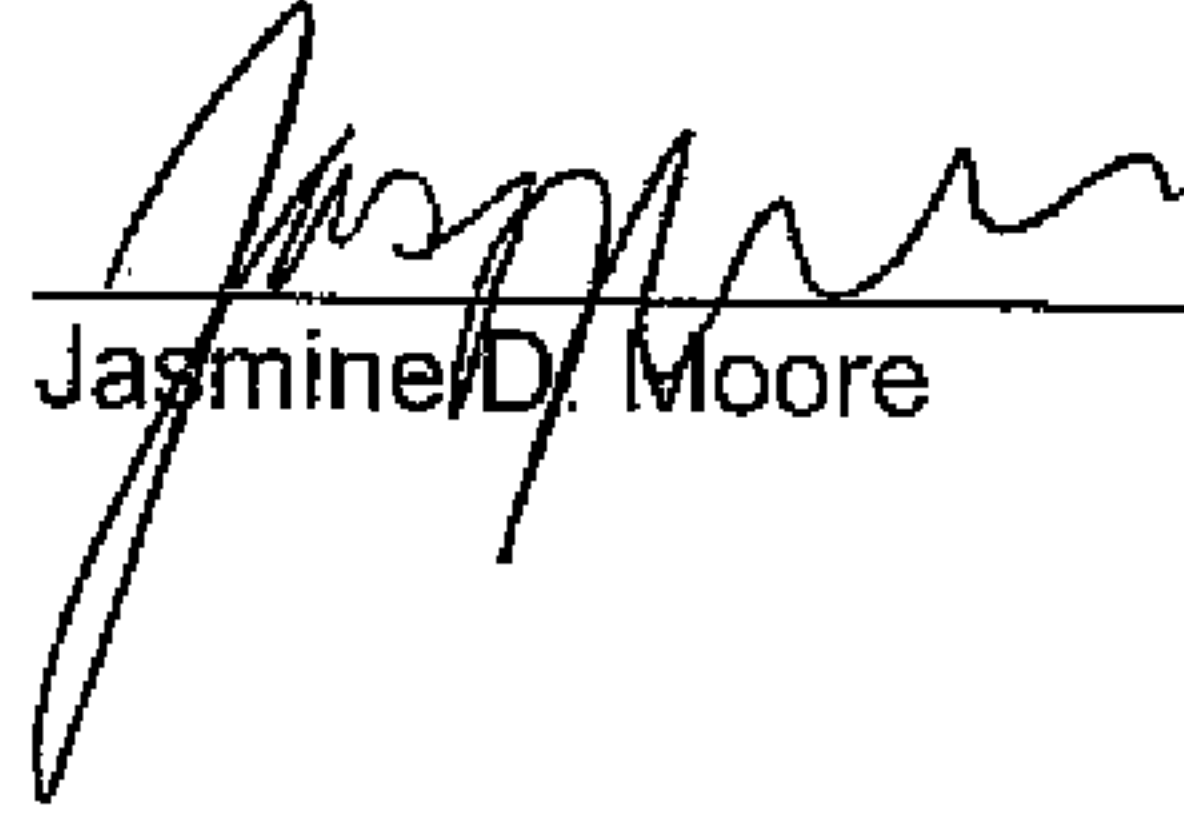
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$114,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jasmine D. Moore, has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of June, 2018.

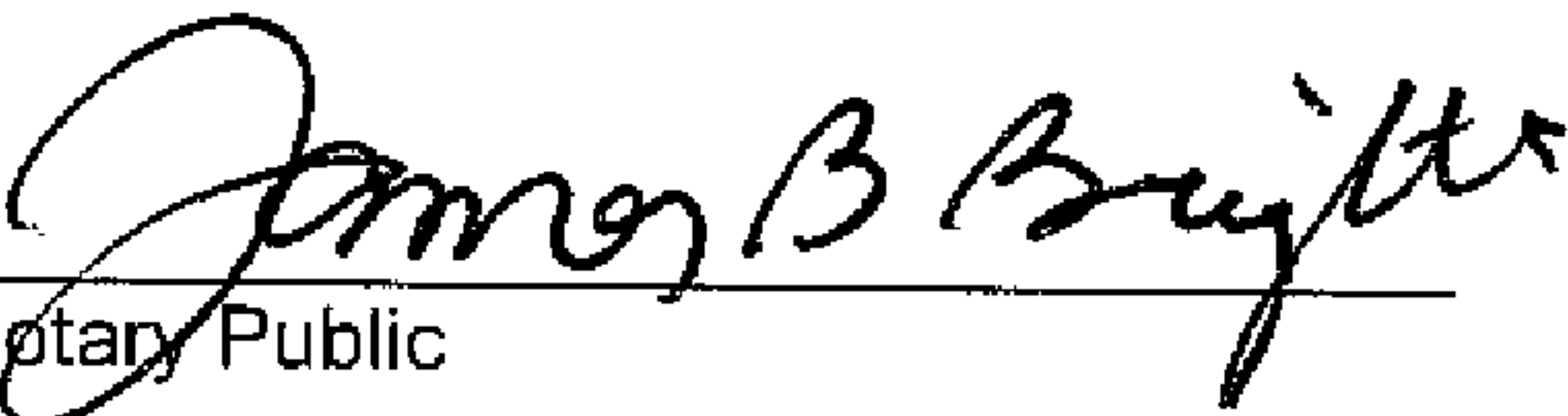

Jasmine D. Moore

State of Alabama

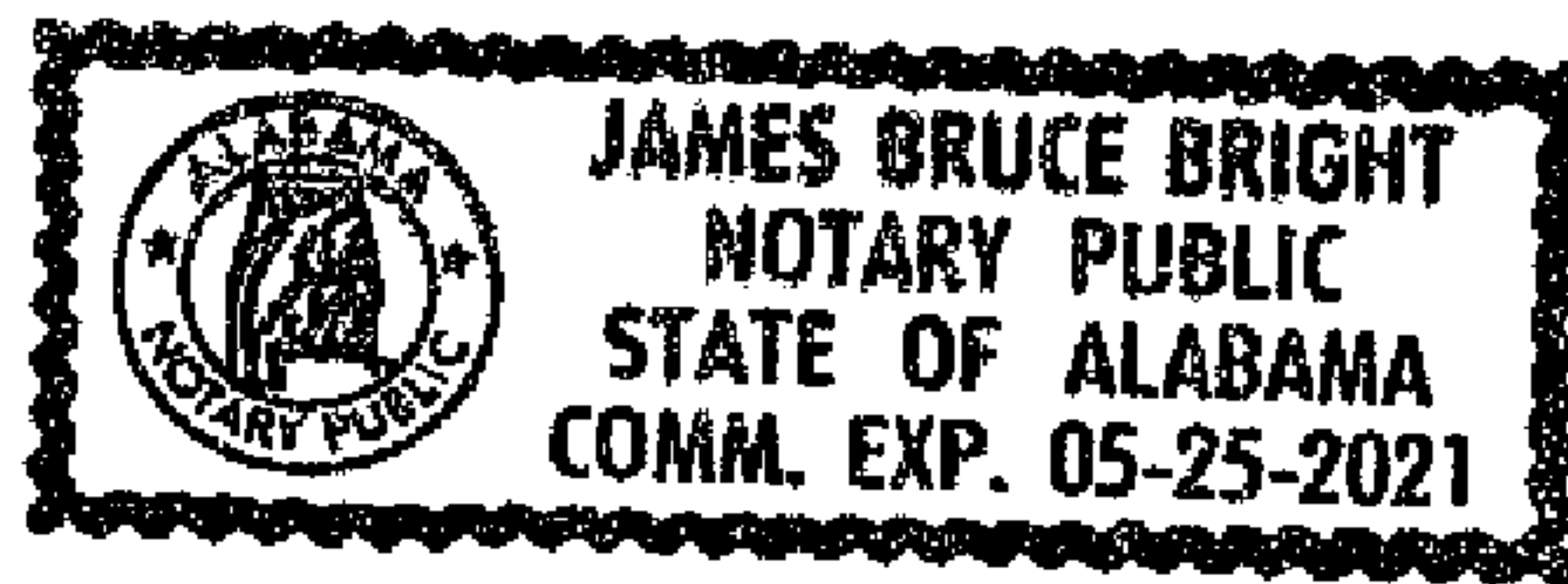
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Jasmine D. Moore, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 29th of June, 2018.


Notary Public

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 08:02:33 AM
\$47.00 DEBBIE
20180703000236010

