



20180709000243200 1/2 \$121.00
Shelby Cnty Judge of Probate, AL
07/09/2018 02:19:02 PM FILED/CERT

Send tax notice to: Heather and Kevin Prall, 187 Rocky Ridge Drive, Helena, AL 35080

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

Joint Tenancy

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Three Thousand dollars and no/100 (\$103,000.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Katie R. Perryman and her spouse Chelsie Chancellor, whose mailing address is:

13393 Gloria Dr ; Lake View, AL 35111

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Heather Young Prall and Kevin Michael Prall, Wife and Husband, whose mailing address is: 187 Rocky Ridge Drive, Helena, AL 35080

(herein referred to as grantee), as joint tenants with rights of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 187 Rocky Ridge Drive, Helena, AL 35080 to-wit:

Lot 2, according to the Map and Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$104,150.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Subject to: All easements, restrictions and rights of way of record.

Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$103.00

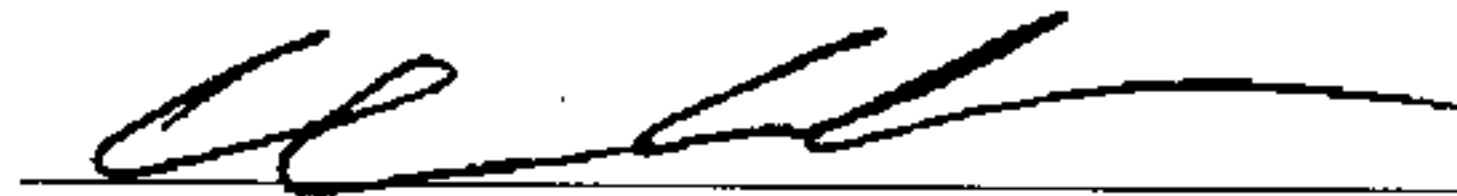
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 6th day of July, 2018.



Katie R. Perryman



Chelsie Chancellor

STATE OF ALABAMA
COUNTY OF JEFFERSON



Filed and Recorded



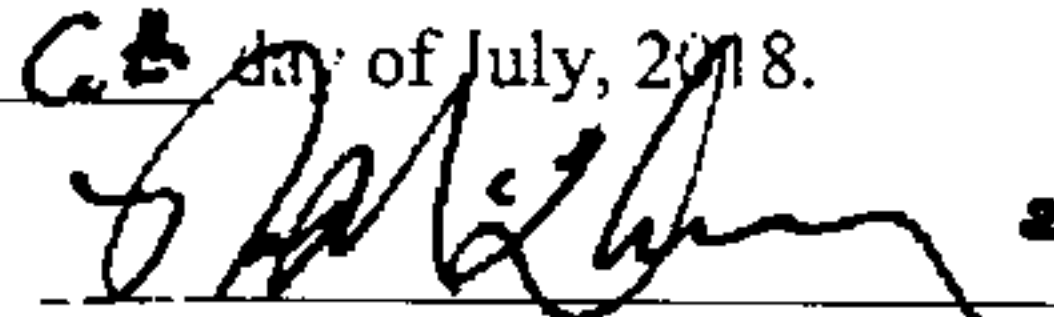
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dge,



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katie R. Perryman and Chelsie Chancellor, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they have executed the same voluntarily on the day the same bears date.

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



NOTARY PUBLIC

My commission expires: 11/5/21

ROBERT O MCNEARNEY III
Notary Public, Alabama State At Large
My Commission Expires
November 05, 2021