

Send tax notice to:

Dustin L. Haynes

705 Riverchase Pkwy. W.

Hoover, AL 35244

HOV1800337

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20180806000279140

08/06/2018 02:04:32 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James H. Whitson and Becky Whitson, husband and wife**, whose mailing address is 205 Beaver Creek Pkwy., Pelham, AL 35124 (hereinafter referred to as "Grantor"), by **Dustin L. Haynes** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Amended Map of Riverchase West, as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

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.

\$216,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 3rd day of August, 2018.

James H. Whitson by his attorney in fact,
Becky Whitson

James H. Whitson
by his attorney in fact, Becky Whitson

Becky Whitson
Becky Whitson

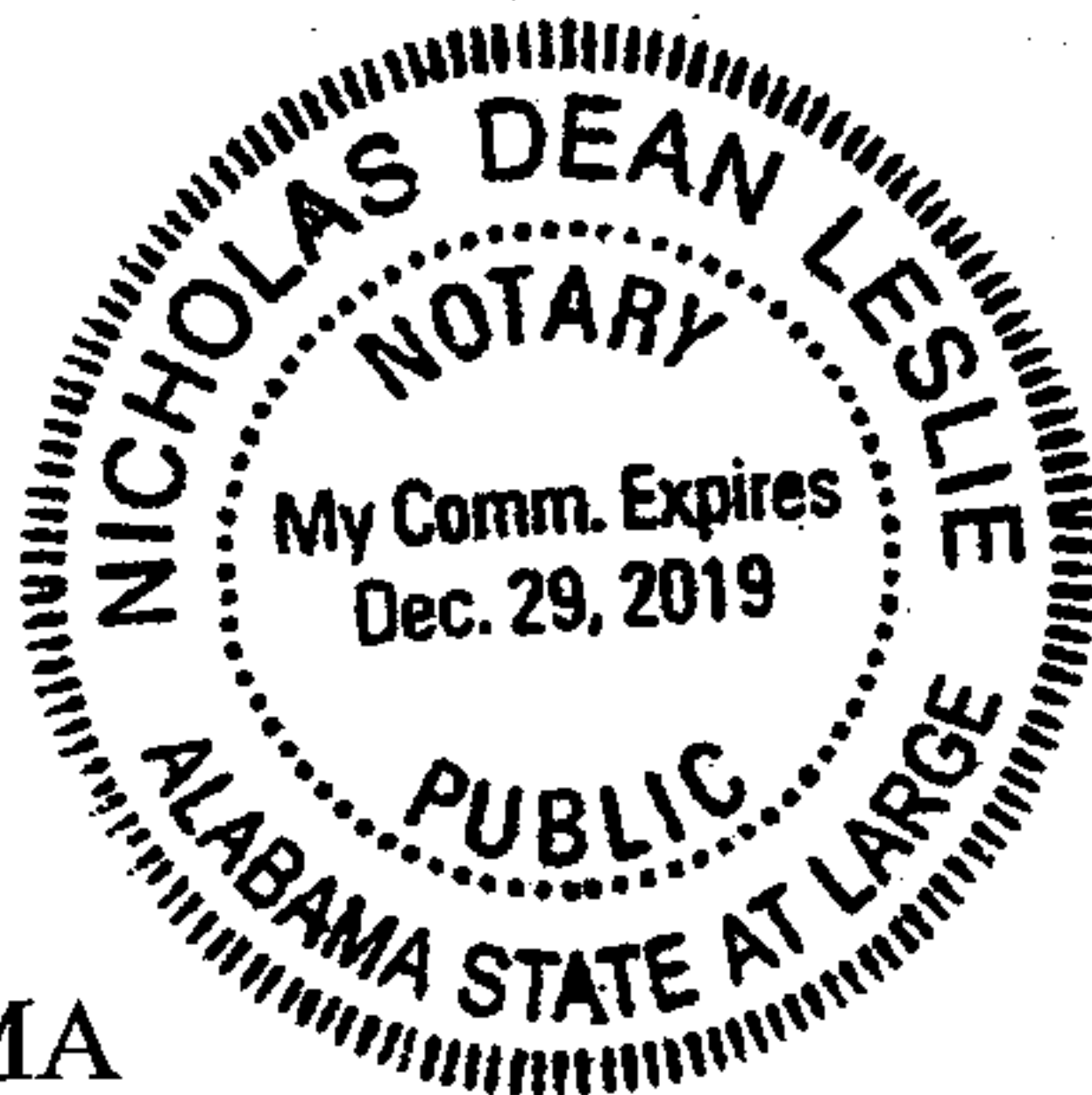
20180806000279140 08/06/2018 02:04:32 PM DEEDS 2/2

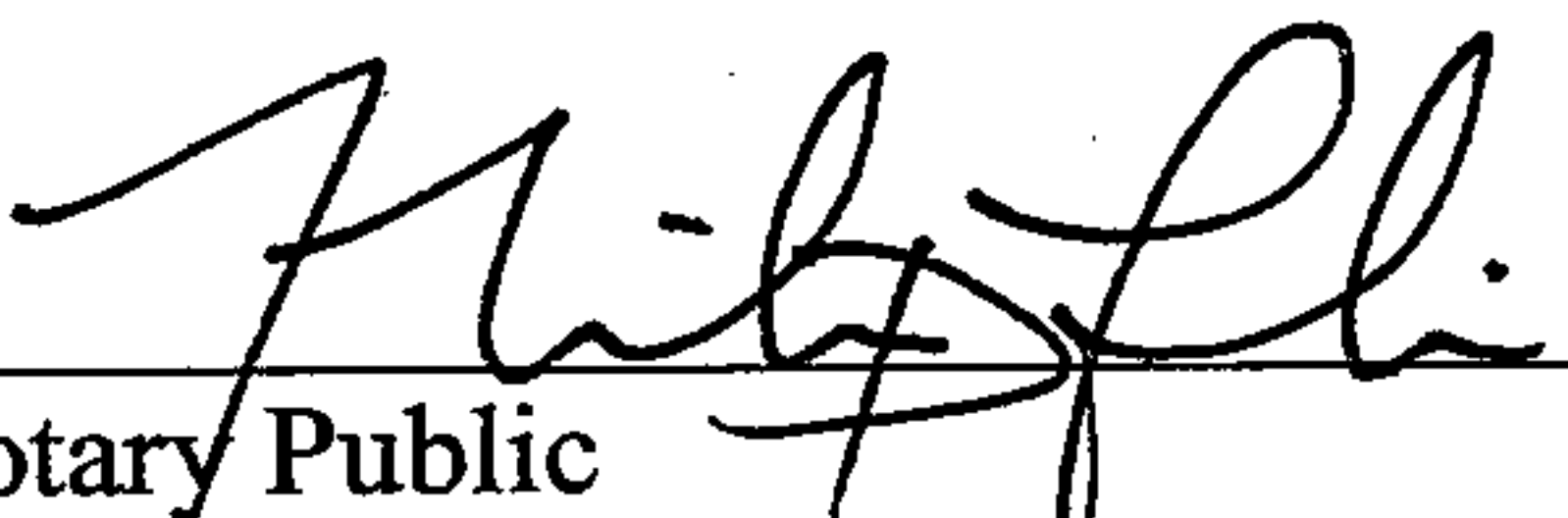
ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Becky Whitson, whose name as Attorney in Fact for James H. Whitson, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 2018.

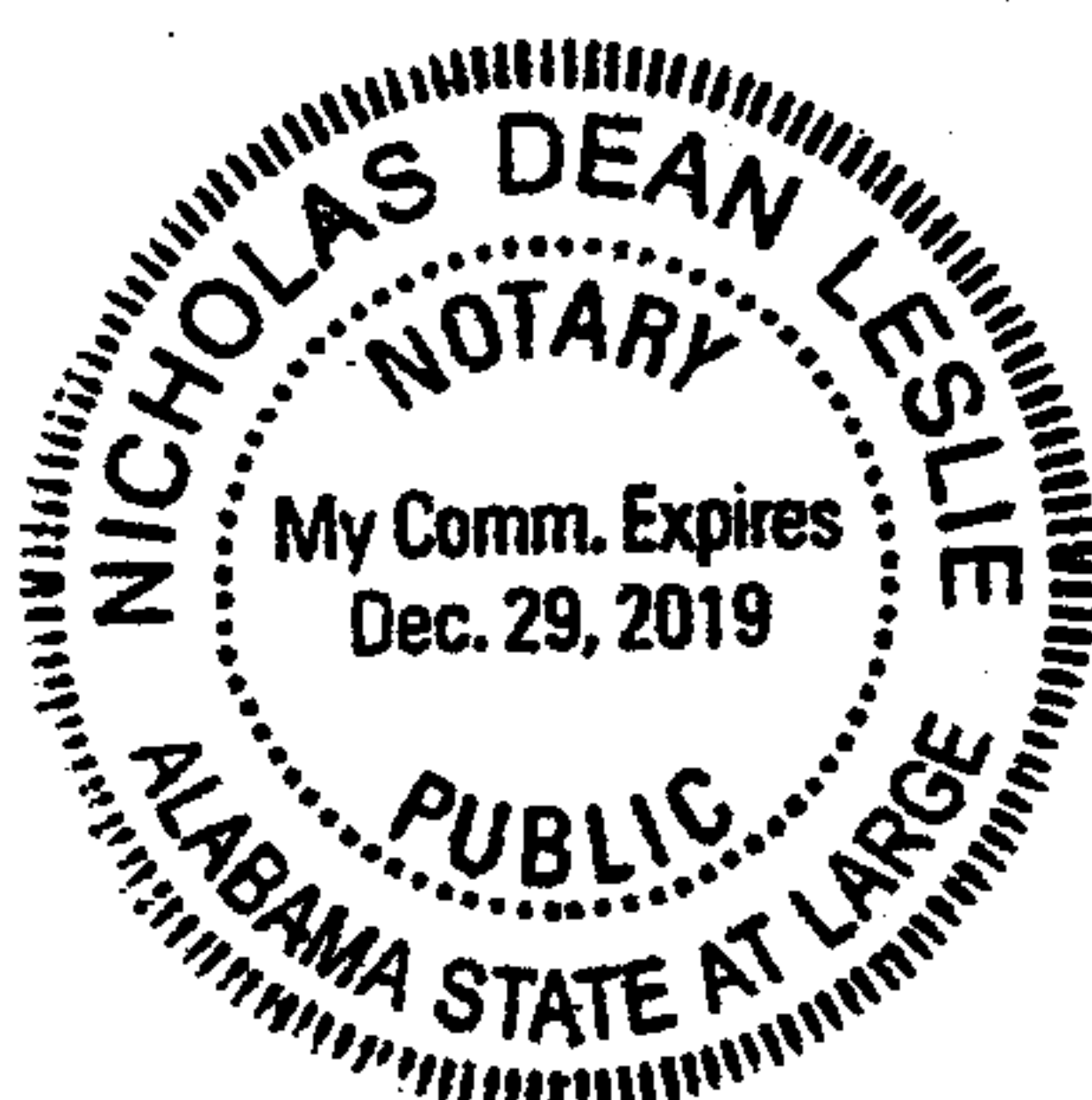


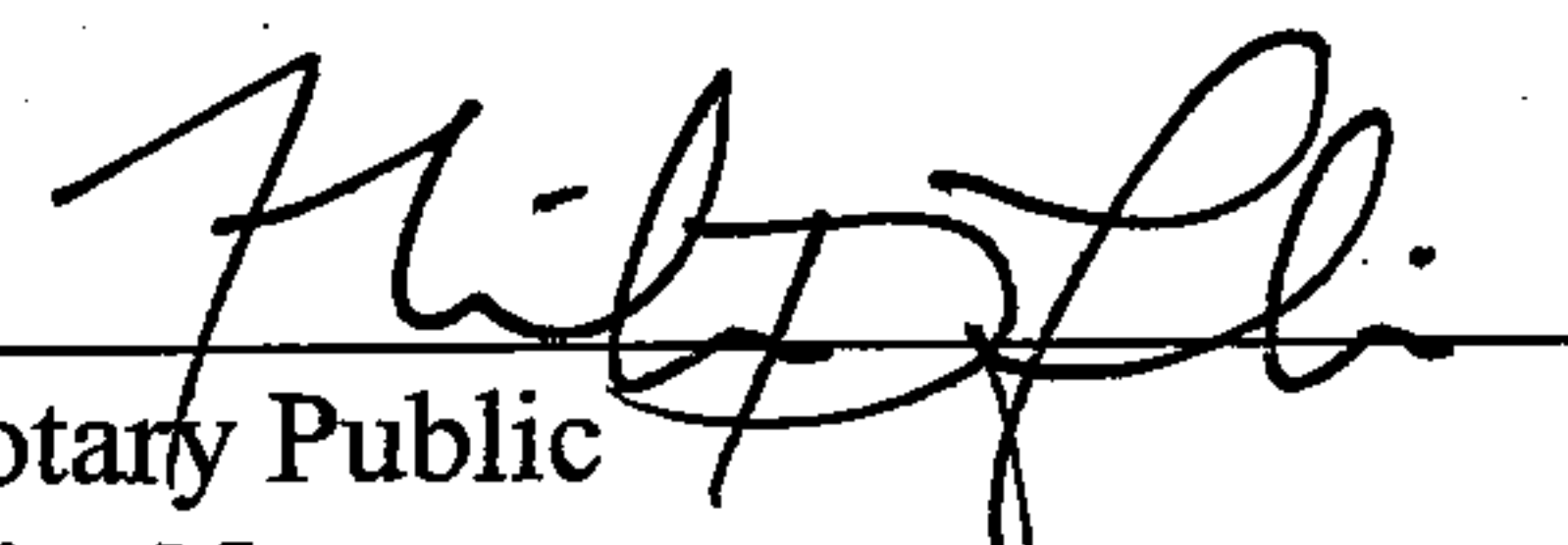

Notary Public
Print Name: Nicholas Dean Leslie
My Commission Expires: 12-29-19

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Becky Whitson, 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 3rd day of August, 2018.




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2018 02:04:32 PM
\$72.00 CHERRY
20180806000279140

