

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
David R Gunter  
3645 Cumberland Trace  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**David A South and wife, Kimberly F South**  
(herein referred to as Grantors) do grant, bargain, sell and convey unto  
**David R Gunter**  
(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 12, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.**

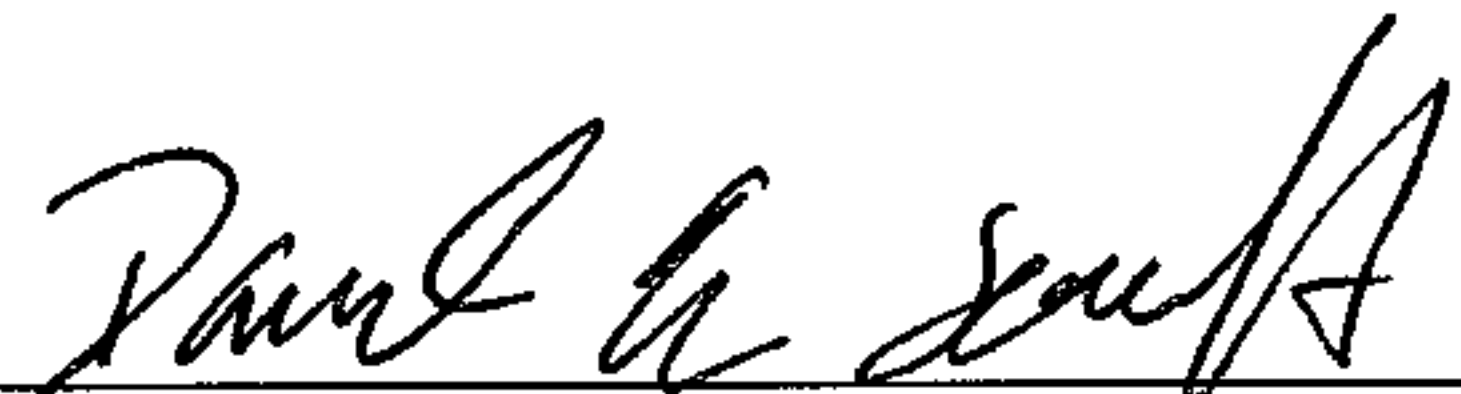
\$190,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 hands and seals, this August 31, 2018.

  
\_\_\_\_\_  
**David A South**

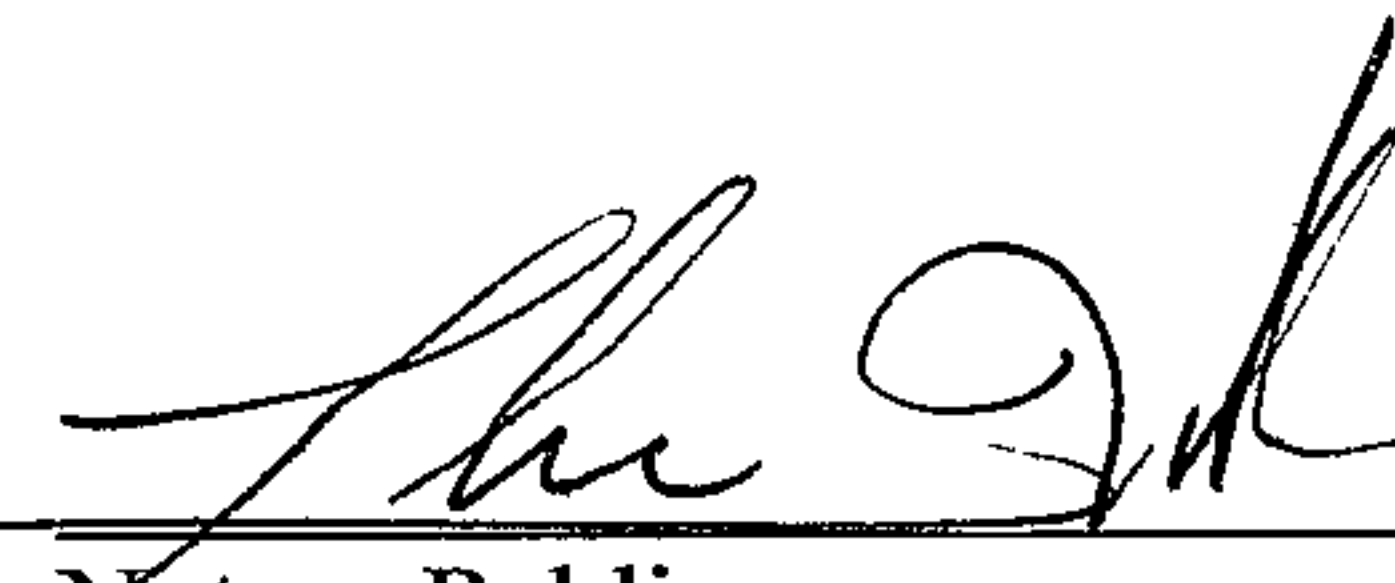
  
\_\_\_\_\_  
**Kimberly F South**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

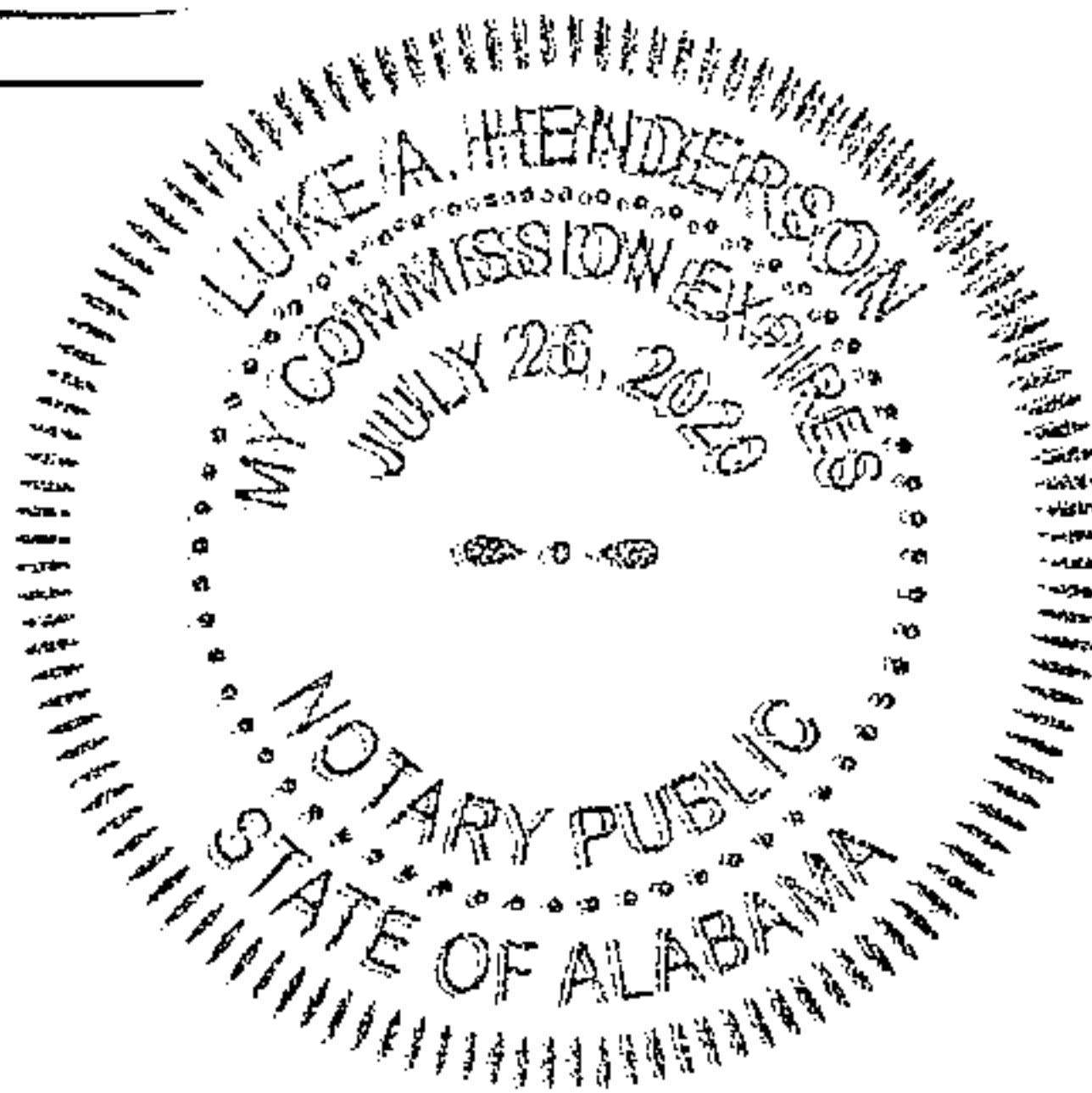
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **David A South** and wife, **Kimberly F South** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 31, 2018.

My Commission Expires: 07/26/2020

  
\_\_\_\_\_  
Notary Public

Grantor's Address:  
5995 Mountain View Tr  
Trussville, AL 35173  
Property Address:  
3645 Cumberland Trace  
Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/06/2018 02:21:25 PM  
\$200.00 CHERRY  
20180906000320590

*Allen S. Bayl*