

Send tax notice to:
BONNIE R. MARION
116 HAYESBURY COURT
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018634

20181119000407430

SHELBY COUNTY

11/19/2018 11:27:06 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Six Thousand Nine Hundred and 00/100 Dollars (\$136,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC**, whose mailing address is: 1022 Edenton Street Birmingham AL 35242 (hereinafter referred to as "Grantor") by **BONNIE R. MARION** whose property address is: **116 HAYESBURY COURT, PELHAM, AL, 35124** (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 120, according to the Final Plat of Hayesbury, Phase 1, as recorded in Map Book 28, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to My Place Rentals LLC, dated 9/30/2018, and recorded on 10/17/2018, in Instrument No. 20181017000367660, in the Probate Office of Shelby, County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.
3. 15-foot minimum building setback line from Hayesbury Court and a 5-foot easement across front property line as shown on the recorded map of said subdivision.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Book 275, Page 590, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument # 2001-27838 and amended in Instrument #2001-48731, in the Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company as recorded in Deed Book 101, Page 550 and Volume 246, Page 116.
7. Right of way granted to Shelby County as set forth in Deed Book 135, Page 365 and Deed Book 135, Page 366, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to City of Pelham as recorded in Real Book 111, Page 687 and Real Book 275, Page 590, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company as recorded in Instrument # 2002-18706, in the Probate Office of Shelby County, Alabama.

10. Deed for Common Area to Hayesbury Townhomes Association recorded in Instrument # 2001-48732.
11. Terms and conditions as set forth in the Articles of Incorporation of Hayesbury Town Home Association as recorded in Instrument No. 2001-27839, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.


\$109,520.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS LLC, by MARTY NUNLEY, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 16th day of November, 2018.

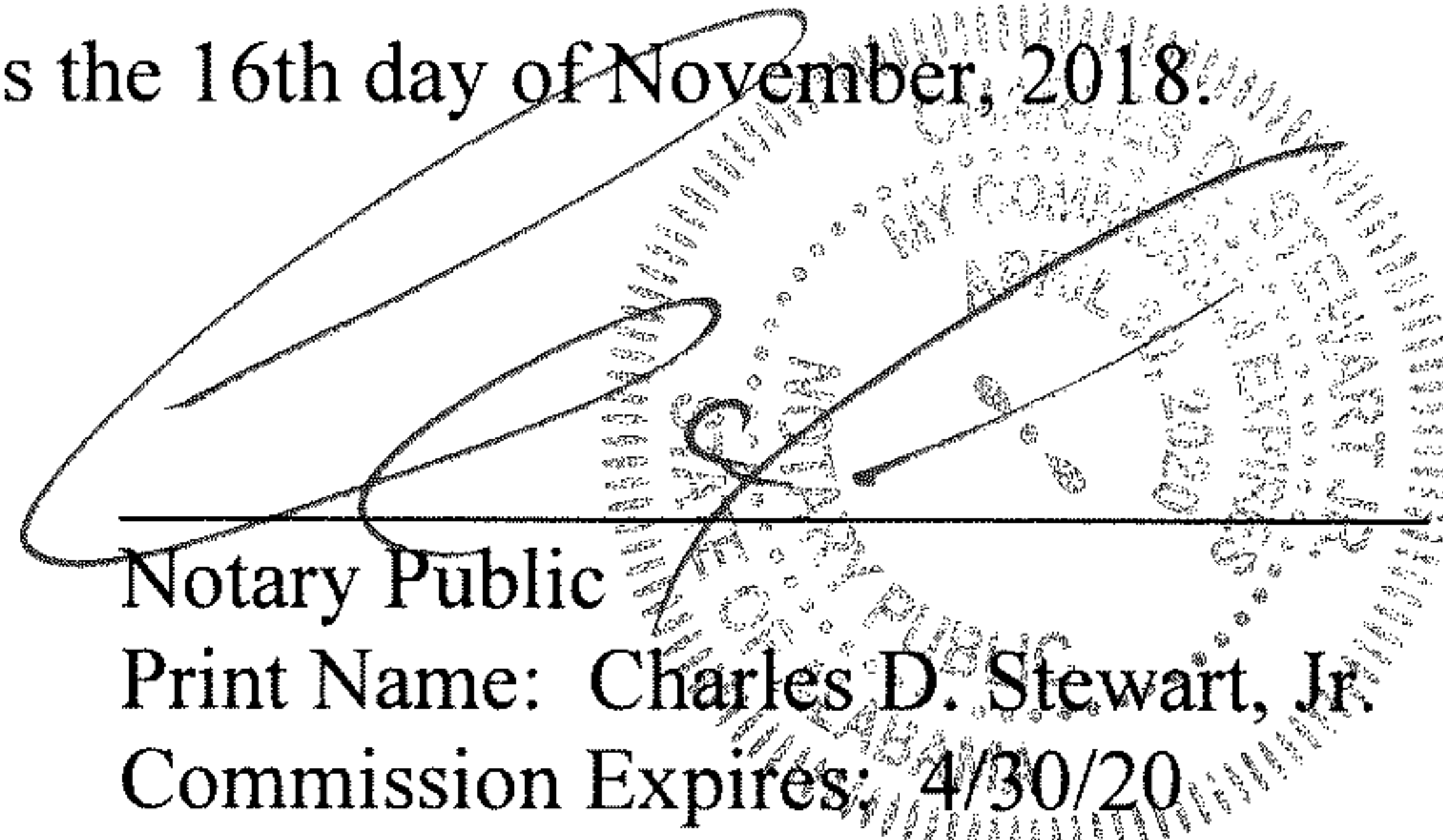
MY PLACE RENTALS, LLC

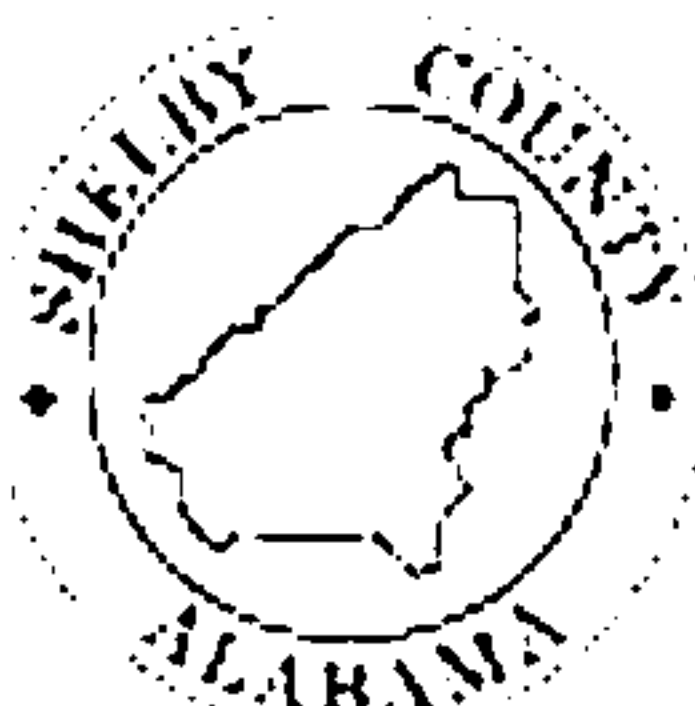

BY: MARTY NUNLEY
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTY NUNLEY, whose name as MEMBER of MY PLACE RENTALS LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16th day of November, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2018 11:27:06 AM
\$45.50 CHARITY
20181119000407430

Allen S. Bayl