

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:  
Alexandra Smith  
130 Waterford Lake Drive  
Calera, AL 35040

20181214000437930  
12/14/2018 02:09:30 PM  
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$120,000.00, 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, Nakia Horton-Clopton and Tony Clopton, a married couple (the "Grantor", whether one or more), whose mailing address is 5867 Southwind Parkway - Bessemer, AL 35022 do hereby grant, bargain, sell, and convey unto Alexandra Smith (the "Grantee", whether one or more), whose mailing address is 130 Waterford Lake Drive, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 130 Waterford Lake Drive, Calera, AL 35040; to-wit:

Lot 829, according to the Survey of Waterford Townhomes, Sector 1, Phase 1, as recorded in Map Book 31, page 137, 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: \$121,212.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Nakia Horton-Clopton has/have hereunto set his/her/their hand(s) and seal(s) this 13<sup>th</sup> day of December, 2018.

  
Nakia Horton-Clopton

State of Alabama

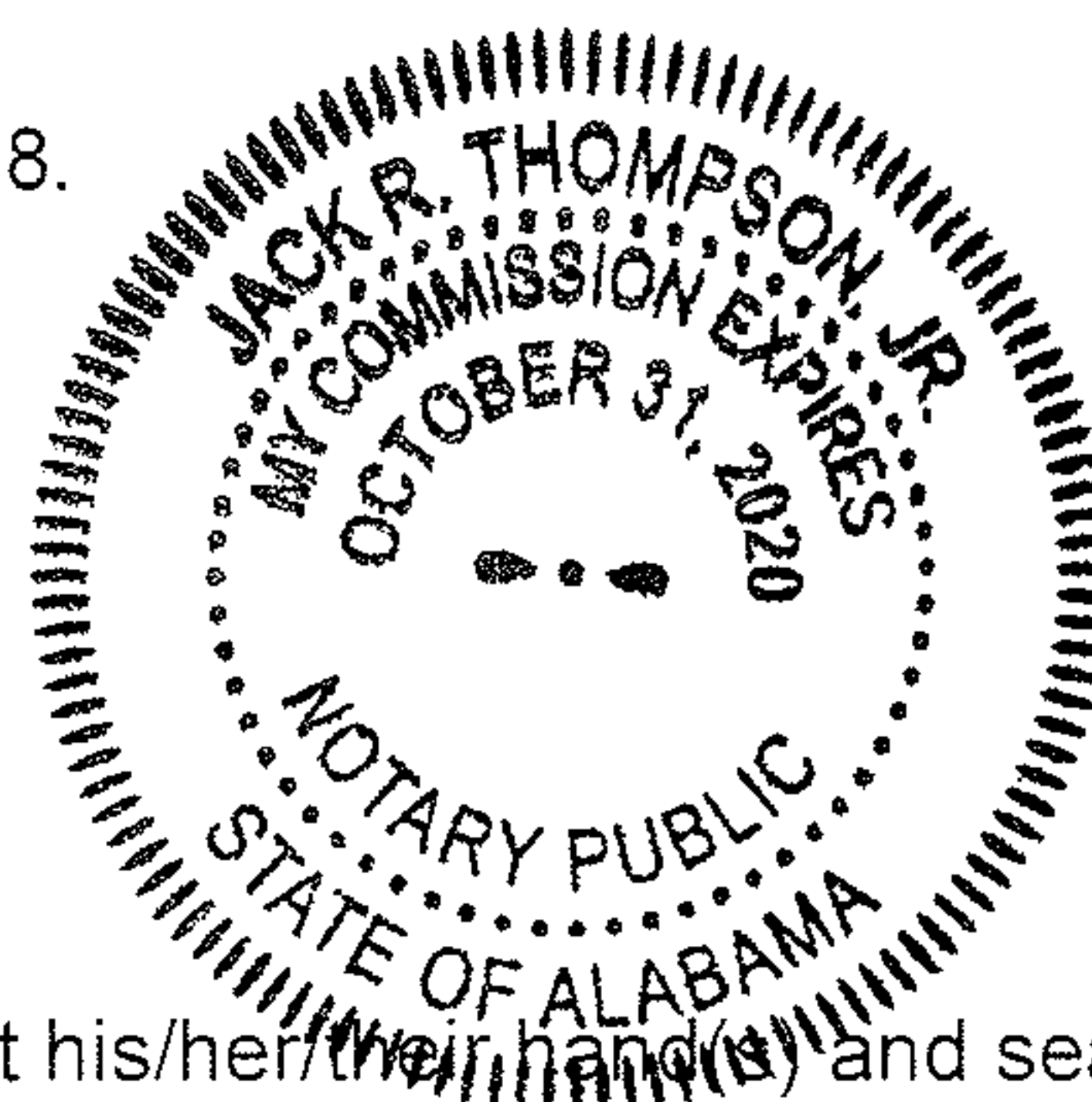
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Nakia Horton-Clopton 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, they executed the same voluntarily on the day the same bears date.

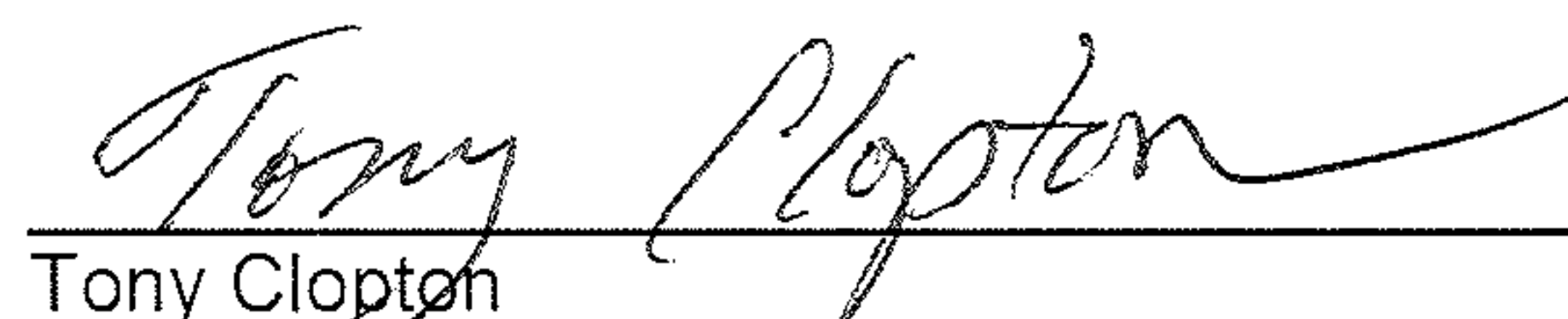
Given under my hand and seal, this the 13<sup>th</sup> of December, 2018.

  
Notary Public

Commission Expires: 10/31/2020



IN WITNESS WHEREOF, Tony Clopton, has/have hereunto set his/her/their hand(s) and seal(s) this \_\_\_\_ day of December, 2018.

  
Tony Clopton

State of Alabama

County of ~~Shelby~~ Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Tony Clopton, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 13th of December, 2018.

  
Notary Public

Commission Expires: 6-19-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2018 02:09:30 PM  
\$19.00 CHERRY  
20181214000437930

