

Send tax notice to:
GILBERT E. KELLER, JR.
244 LACEY AVE
MAYLENE, AL, 35114

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

STATE OF ALABAMA

2019049

20190201000033140

SHELBY COUNTY

02/01/2019 10:36:13 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirteen Thousand Three Hundred and 00/100 Dollars (\$213,300.00) 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: 1222 Edenton Street, Birmingham AL 35242 (hereinafter referred to as "Grantor") by **GILBERT E. KELLER, JR.** whose property address is: 244 LACEY AVE, MAYLENE, AL, 35114 (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 46, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office 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. Such state of facts as shown on plat of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20051013000532900, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 102, Page 266; Deed Book 102, Page 264 and Deed Book 102, Page 265, in the Probate Office of Shelby County, Alabama.
5. Easement/Right of Way to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499, in the Probate Office of Shelby County, Alabama.
6. Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by a creek.
7. Non-exclusive easement for ingress and egress as created by that certain mortgage recorded under Instrument No. 200410120000563170, in the Probate Office of Shelby County, Alabama.
8. Easement/Right of Way to Alabama Power Company as recorded in Instrument No. 20050801000385500 and Instrument No. 20050803000393820, in the Probate Office of Shelby County, Alabama.
9. 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 07/16/2018, and recorded on 07/24/2018, in Instrument No. 20180724000263710, 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.

\$202,635.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 31st day of January, 2019.

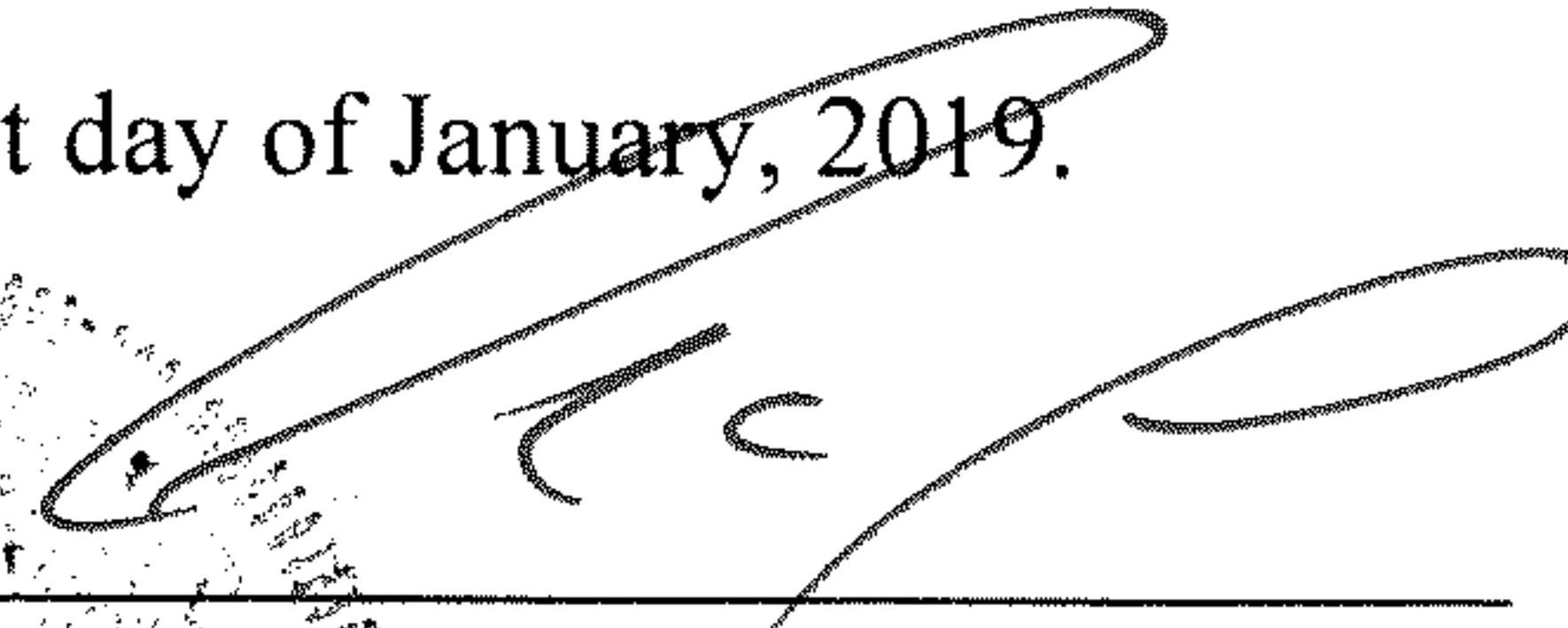
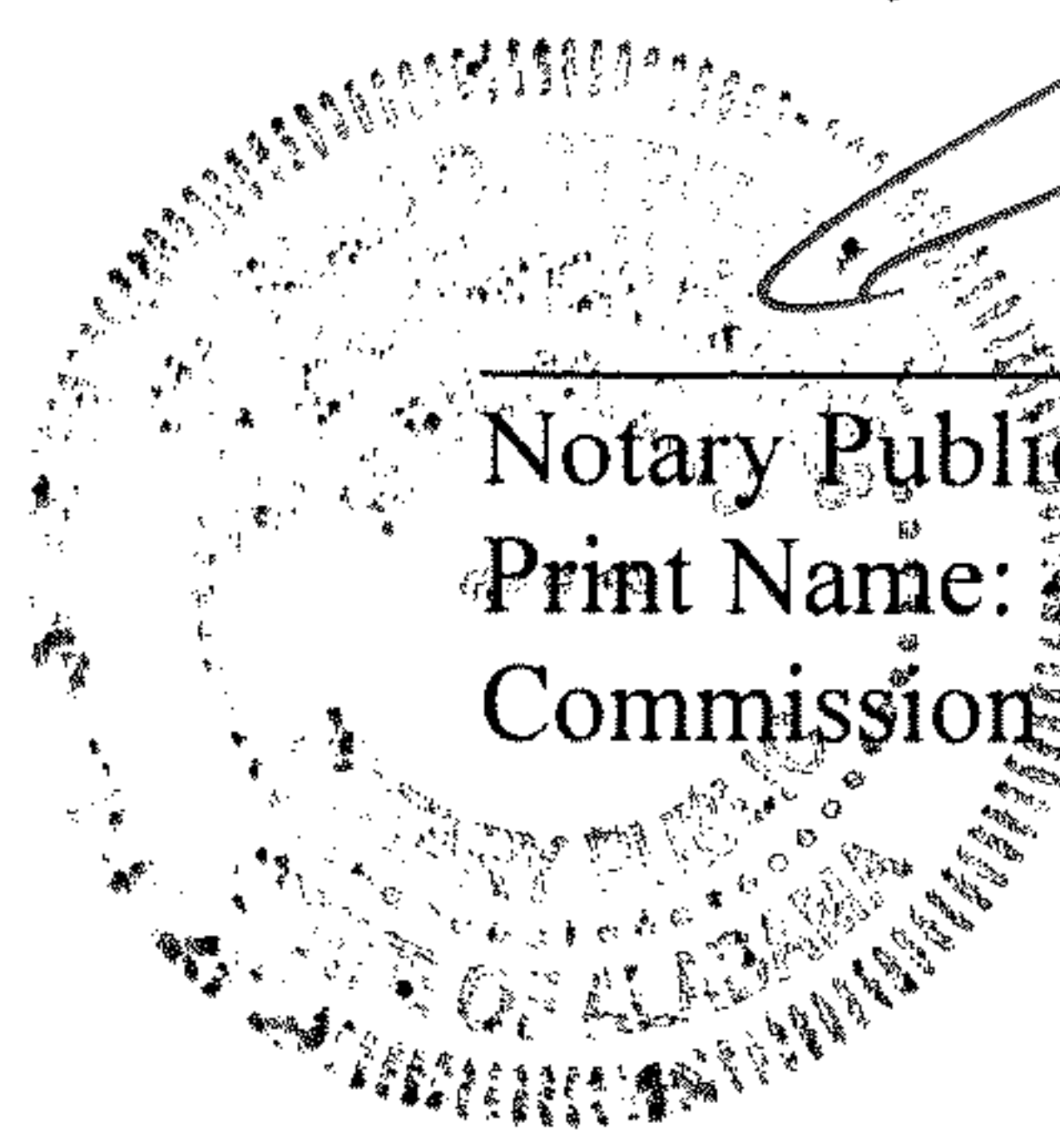
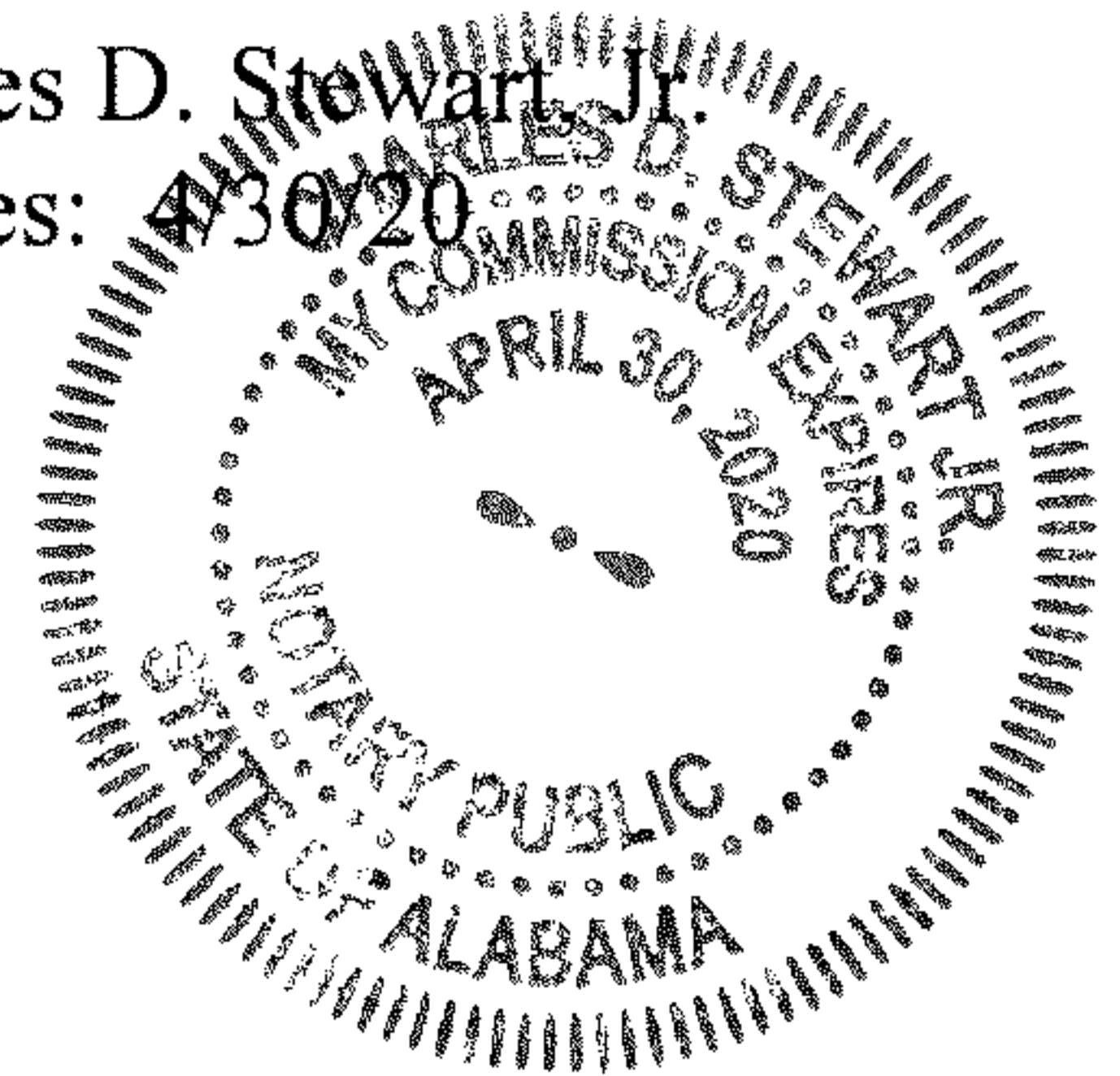
MY PLACE RENTALS, LLC

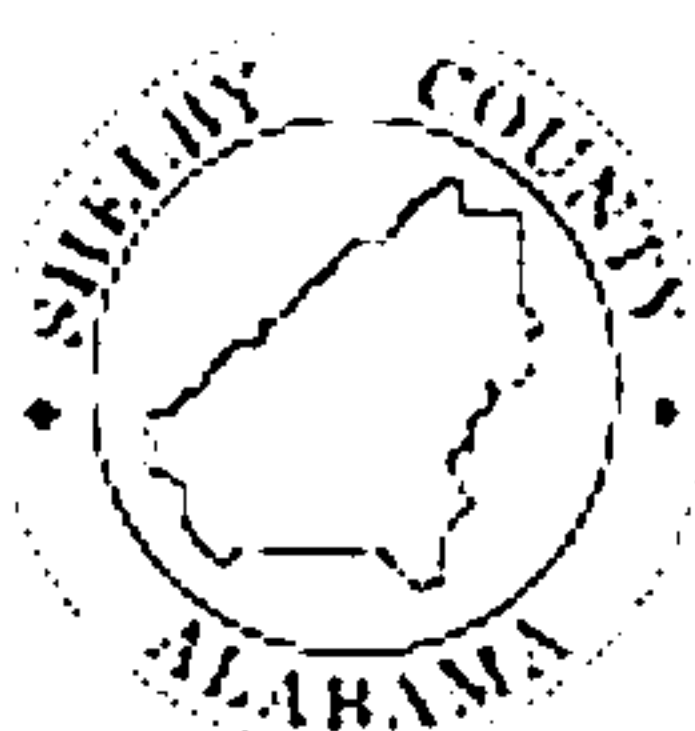

BY: MARTY NUNLEY
ITS: MEMBER

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 31st day of January, 2019.


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
02/01/2019 10:36:13 AM
\$29.00 CHARITY
20190201000033140

Allen S. Bayl