

Send tax notice to:  
CHRISTOPHER JAMES SLEDGE  
1092 VILLAGE TRAIL  
CALERA, AL, 35040

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

STATE OF ALABAMA

2019468

Shelby COUNTY

20190730000273280

07/30/2019 12:22:35 PM

DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:**

1222 Edenton St Birmingham AL 35242

(hereinafter referred to as "Grantor") by CHRISTOPHER JAMES SLEDGE **whose property address is:** 1092 VILLAGE TRAIL, CALERA, AL, 35040 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 120, Block 8, according to the Map of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, 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 set out on the Map of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-40215 and amended in Instrument No. 2001-12819, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Shelby County as set forth in Deed Book 240, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.
5. 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 Instrument No. 1995-1640 and Real 345, Page 744, in the Probate Office of Shelby County, Alabama.
6. Articles of Waterford Homeowner's Association as recorded in Instrument No. 2001-12818.
7. Terms and conditions as recorded in Instrument No. 1995-1640.
8. Release of damages as recorded in Instrument No. 1995-1640 and Real Book 345, Page 744, as recorded in the Probate Office of Shelby County, Alabama.
9. Right of way to the State of Alabama as recorded in Real 278, Page 5.
10. 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 May 30, 2019, and recorded on June 25, 2019, in Instrument #20190625000224900, 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.

\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, 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 its signature and seal on this the 25th day of July, 2019.

My Place Rentals, LLC

BY: Marty Nunley

ITS: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

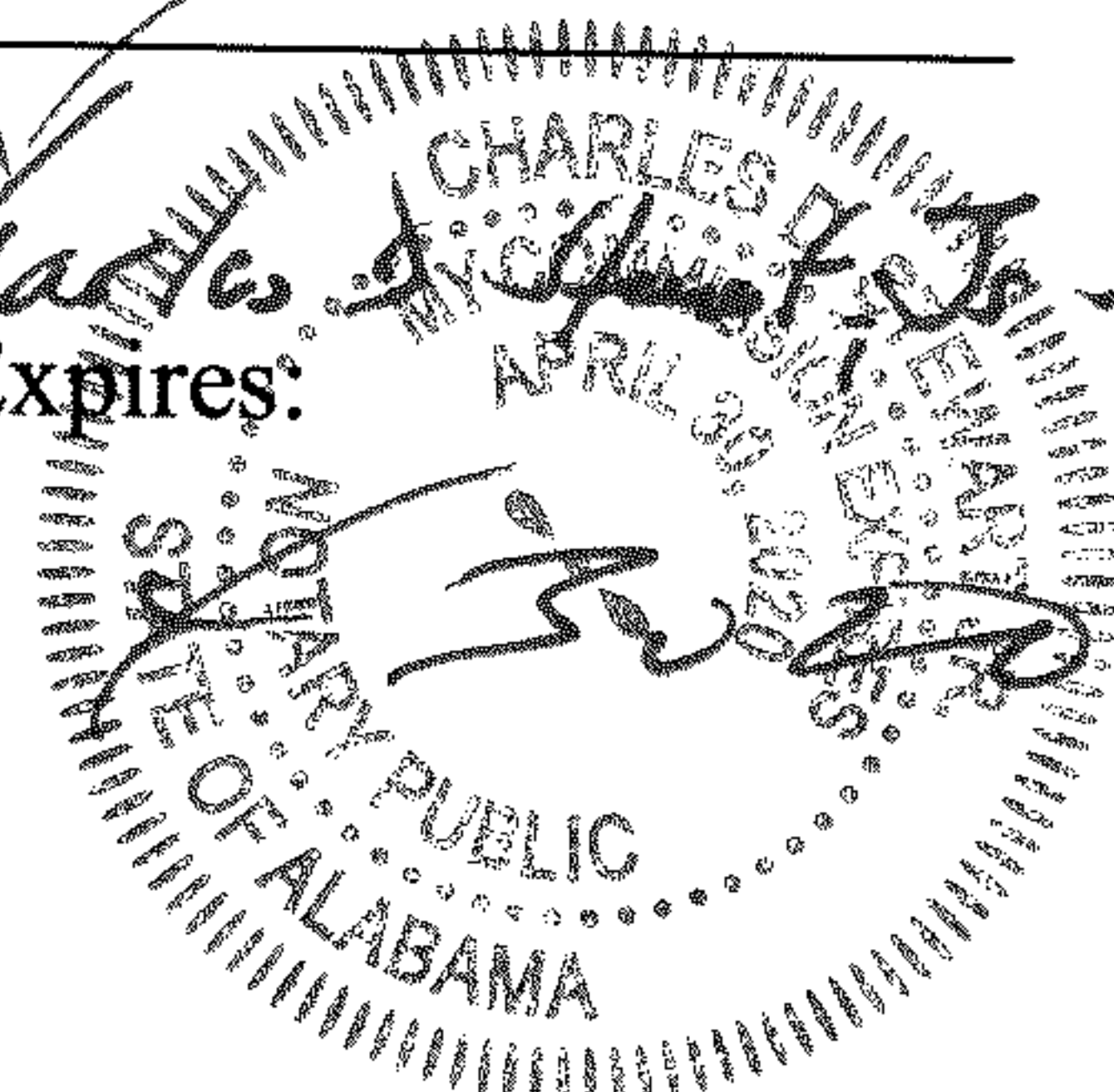
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley, whose name as Member of MY PLACE RENTALS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said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

Given under my hand and official seal this the 25th day of July, 2019.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/30/2019 12:22:35 PM  
\$19.00 CHERRY  
20190730000273280

Allen S. Bayl