

Send tax notice to:
CATHERINE DOUGLAS
229 STONEY TRAIL
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

2019492

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Five Thousand Four Hundred and 00/100 Dollars (\$205,400.00) 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 **CATHERINE DOUGLAS** whose property address is: 229 STONEY TRAIL, 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 7, according to the Survey of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

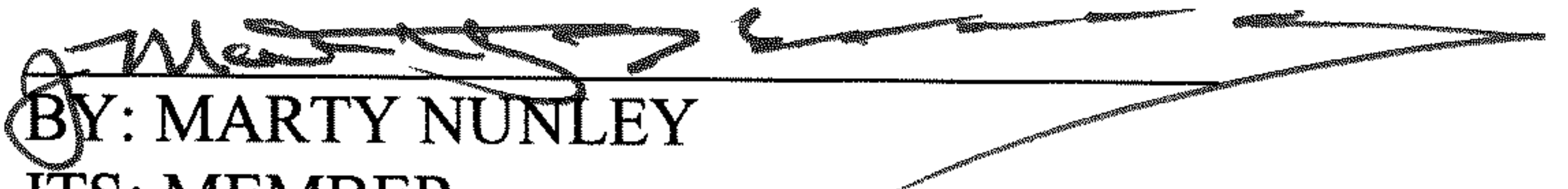
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
3. Such state of facts as shown on plat of Stoney Meadows Subdivision Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama.
4. Easement/Right of Way to Alabama Power Company as recorded in Book 218, Page 374, Book 247, Page 399; and Instrument No. 20060201000052500, in the Probate Office of Shelby County, Alabama.
5. Easement/Right of Way to BellSouth as recorded in Instrument No. 20060125000041030, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20060726000359530 and Instrument No. 20060918000461860, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
7. 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 6/7/2019, and recorded on 6/25/2019, in Inst # 20190625000224930, 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.

\$205,400.00 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, 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 15th day of August, 2019.

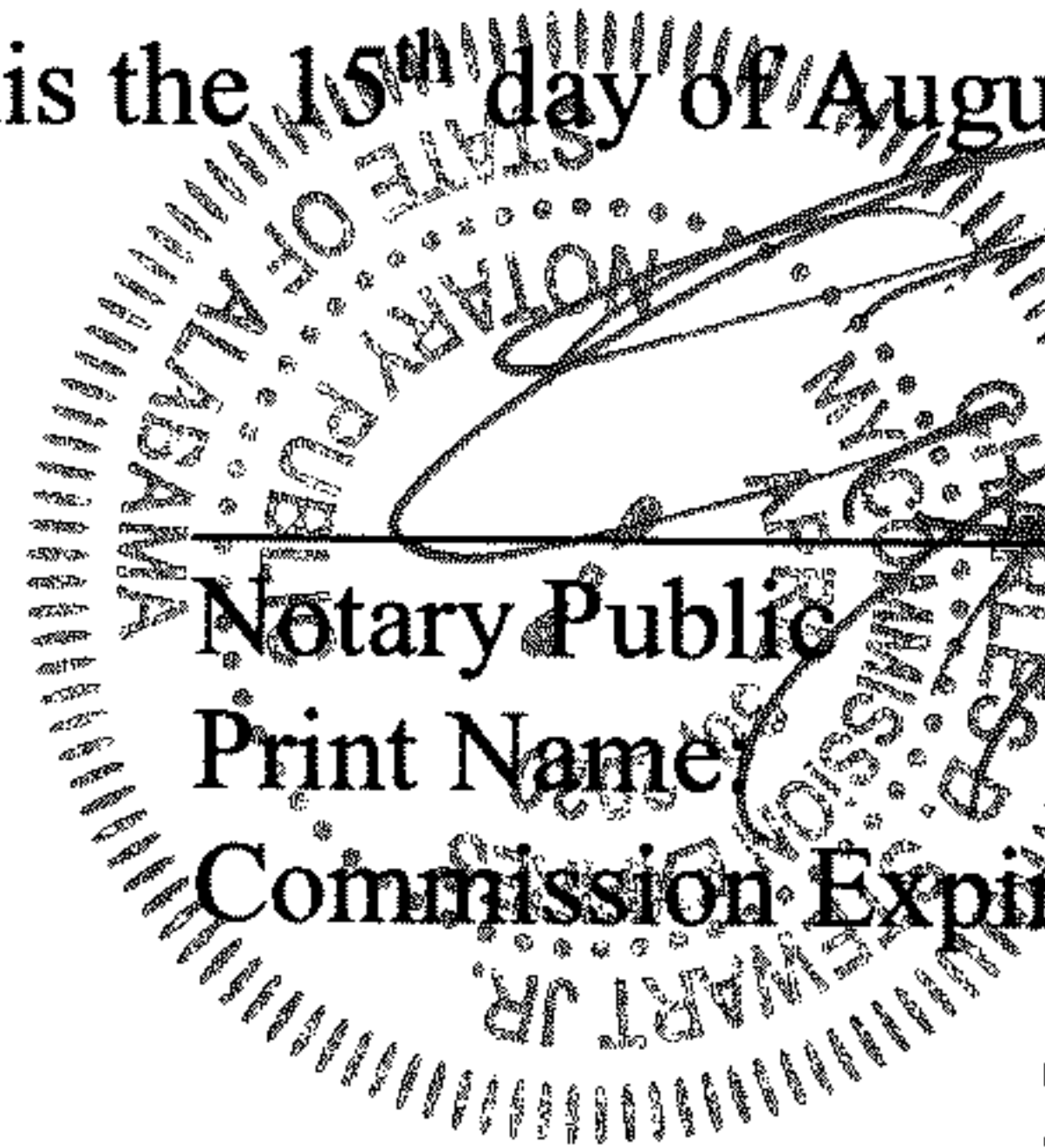
MY PLACE RENTALS, LLC


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 15th day of August, 2019.


Notary Public
Print Name: *Charles D. Stewart Jr.*
Commission Expires: *8/30/20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2019 01:16:02 PM
\$223.50 CHERRY
20190819000302930

Ann S. Bayl