

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB 1010

Trevor P. Kesler

132 Austen Cir  
Birmingham AL 35242

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighteen Thousand and 00/100 Dollars (\$118,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **James Theodore Spencer, an unmarried man** whose mailing address is: 360 COUNTY ROAD 307 CULLMAN, AL 35057

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Trevor P. Kesler** whose mailing address 101 Amanda Place, Pelham, AL 35124, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 101 Amanda Place, Pelham, AL 35124 to wit:

Lot 13, according to the Survey of Amanda Trace, as recorded in Map Book 23, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$0.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sale price greater than \$141,600.00 until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10<sup>th</sup> day of OCTOBER, 2019.

James Theodore Spencer  
James Theodore Spencer

STATE OF Alabama Tetters County ss:

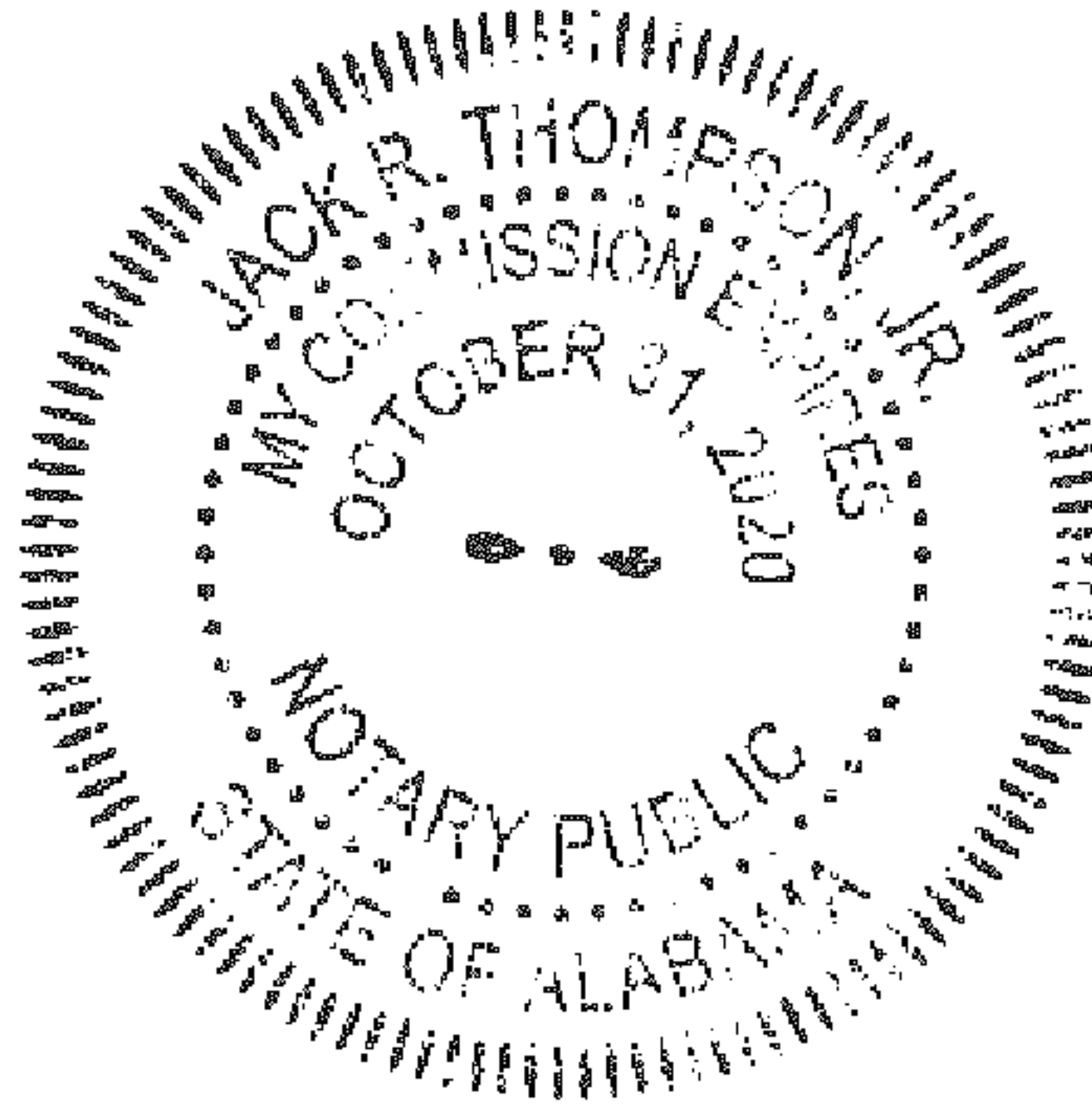
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **James Theodore Spencer** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10<sup>th</sup> day of October, 2019

My Commission Expires: 10/31/2020

[Signature]  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/14/2019 01:53:10 PM  
\$143.00 CATHY  
20191014000378100

Allen S. Bayl