

Send tax notice to:
KARA D SMITH
1041 GARNET DRIVE
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

2019748

SHELBY COUNTY

20191203000447010
12/03/2019 02:43:41 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) 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, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **KARA D SMITH** whose property address is: **1041 GARNET DRIVE, CALERA, AL, 35040** (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 Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Emerald Ridge, Sector III, as recorded in Map Book 39, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Such state of facts as shown on plat of Emerald Ridge Sector III, as recorded in Map Book 39, Page 35, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company as recorded in Instrument No. 20050804000396670 and Instrument No. 20050804000396680, in the Probate Office of Shelby County, Alabama.
4. Annexation into City of Calera as recorded in Instrument No. 20040412000186540, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20071109000518260, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. 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 Marty Nunley, dated 10/2/2019, and recorded on 10/28/2019, in Instrument No. 20191028000395230, 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.

\$184,203.00 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 26th authorized to execute this conveyance, has hereunto set his signature and seal on this the 26th day of November, 2019.

MY PLACE RENTALS, LLC

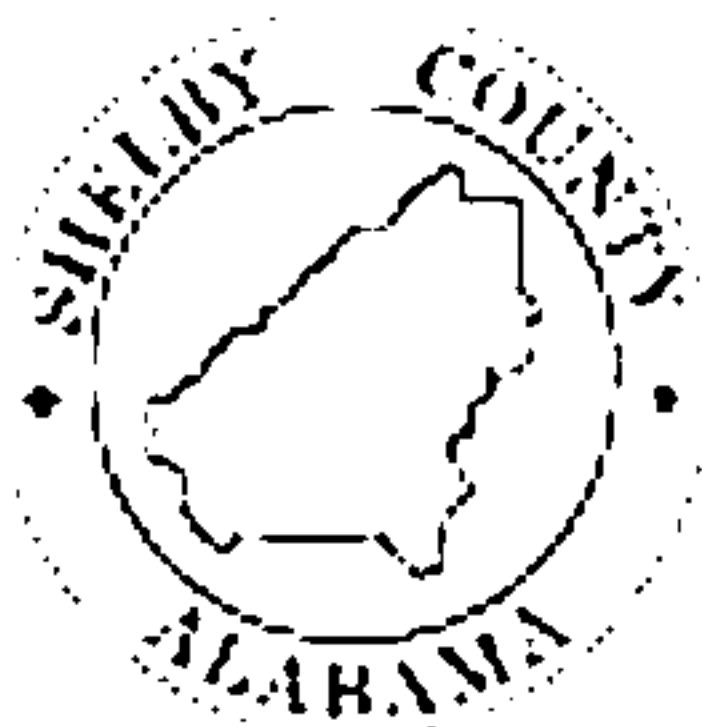
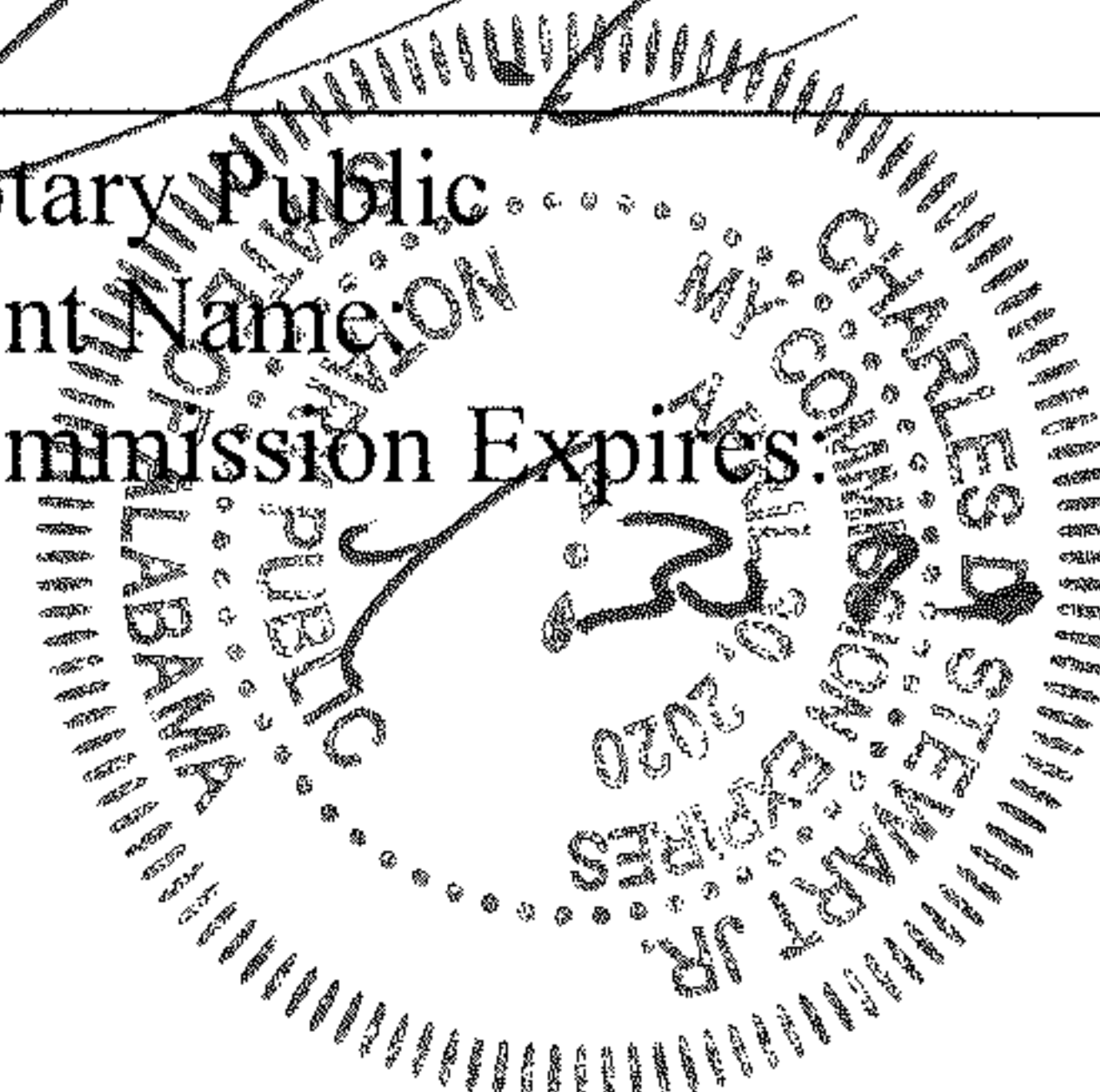

By: Marty Nunley, Member

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 26th day of November, 2019.


Notary Public
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2019 02:43:41 PM
\$31.00 CHERRY
20191203000447010

Allen S. Beyl