

20191217000467280
12/17/2019 02:07:53 PM
DEEDS 1/2

Send tax notice to:
DAN GRATTAN
11041 LOWER CIRCLE DRIVE
GRASS VALLEY, CA 95949

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

STATE OF ALABAMA
Shelby COUNTY

2019804

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Two Thousand and 00/100 Dollars (\$182,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC**, whose mailing address is: 1222 EDENTON STREET, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **DAN GRATTAN and JULIE A GRATTAN** whose mailing address is: **11041 LOWER CIRCLE DRIVE, GRASS VALLEY, CA 95949** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 729, according to the Survey of Savannah Pointe Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Building and setback lines of 20 feet as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.
3. Utility Easement of 8 feet as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.
4. Right of way to Southern Natural Gas as recorded in Deed Book 90, Page 477, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Permit granted Alabama Power Company as recorded in Deed Book 171, Page 279, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 1999-25577 and Supplemented in Instrument No. 20040308000118320, 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 10/11/2019, and recorded on 12/4/2019, in Instrument No. 20191204000448550, 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.

\$0.00 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 its signature and seal on this the 13th day of December, 2019.

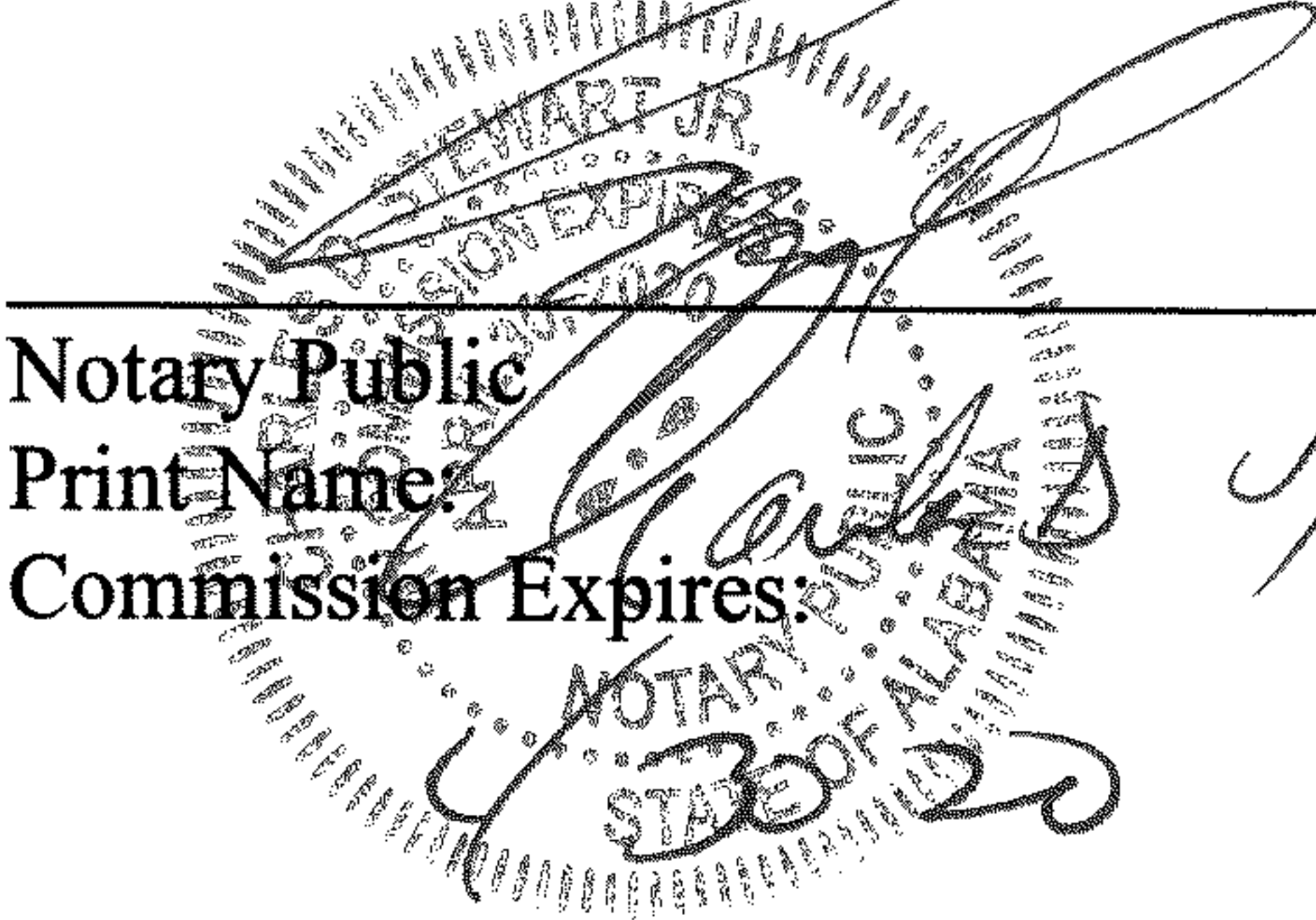
MY PLACE RENTALS, LLC


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 is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 13th day of December, 2019.


Notary Public
Print Name: David Stewart Jr.
Commission Expires: 12/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 02:07:53 PM
\$207.00 CHERRY
20191217000467280

Allen S. Bevil