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05/04/2020 12:06:33 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Woodrow Wilson Rutland Jr.  
1032 Valhalla Way  
Calera, AL 35040  
BHM2000509

**This instrument prepared by:**  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, Alabama 35243

### WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dianne Bates, a(n) SINGLE woman (enter marital status)**, whose address is P.O. Box 1291 RIDGELAND MS 39158, (hereinafter "Grantor", whether one or more), by **Woodrow Wilson Rutland Jr.**, whose address is 1032 Valhalla Way, Calera, AL 35040, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Woodrow Wilson Rutland Jr.**, the following described real estate situated in Shelby County, Alabama, the address of which is **1032 Valhalla Way., Calera, AL 35040**, to-wit:


**Lot 283, according to the Survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Subject to a third-party mortgage in the amount of \$135,000.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30 day of April, 2020.

  
Dianne Bates

STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Dianne Bates**, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30<sup>th</sup> day of April, 2020.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$60.00 MISTI  
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