

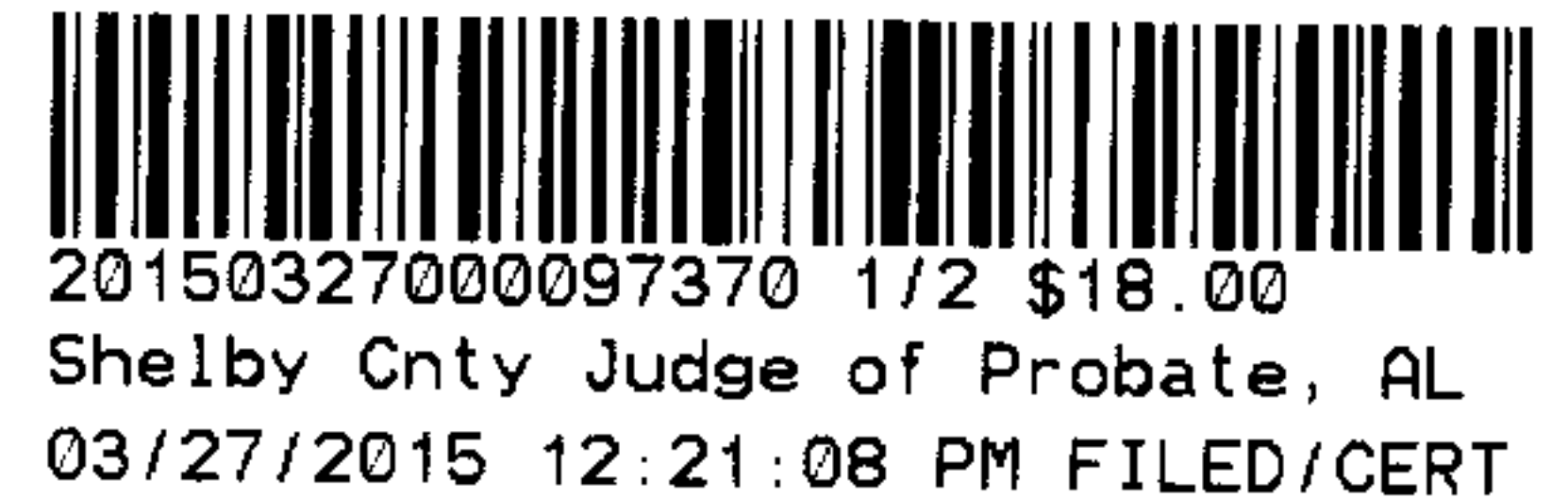
Send tax notice to:
WILLIAM BUXTON
2070 FOREST LAKES LANE
STERRETT, AL 35147

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

2015164

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KENNETH W. POUSSON, AND LOUISE LEWELLYNN POUSSON, HUSBAND AND WIFE **whose mailing address** is: 2070 Forest Lakes Lane, Sterrett, AL 35147 (hereinafter referred to as "Grantors") by WILLIAM BUXTON and TOBAKEION BUXTON **whose mailing address** is: 2070 FOREST LAKES LANE, STERRETT, AL, 35147 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 472, ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGE 122 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS.
3. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SET BACK LINES AS SHOWN ON THE SURVEY OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGES 122 A, B & C IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323; BOOK 236, PAGE 829 AND INSTRUMENT NO. 2005024000048230 IN SAID PROBATE OFFICE.
5. EASEMENT TO SHELBY COUNTY RECORDED AS INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03595; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965 AND INSTRUMENT NO. 1993-03966 IN SAID PROBATE OFFICE.


6. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 200511290006165000 AND AMENDED BY INSTRUMENT NO. 200901160000114950 AND INSTRUMENT NO. 20051216000650920 IN SAID PROBATE OFFICE.
7. RIGHTS OF HOMEOWNER'S ASSOCIATION TO ASSES SLIEN, DUES AND/OR OTHER CHARGES, IF NAY.

\$191,836.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. 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, said Grantor, has hereunto set his/her hand and seal this the 20th day of March, 2015.


KENNETH W. POUSSON



LOUISE LEWELLYNN POUSSON


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH W. POUSSON* whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

*and LOUISE LEWELLYNN POUSSON

Given under my hand and official seal this the 20th day of March, 2015.


Notary Public
Print Name:
Commission Expires:
4-30-16


20150327000097370 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/27/2015 12:21:08 PM FILED/CERT