

Send tax notice to:
JENNIFER B. HORTON
168 HAYESBURY COURT
PELHAM, ALABAMA 35124

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

2015697

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, TIMOTHY D. POWELL, A SINGLE INDIVIDUAL whose mailing address is: 3118 Navajo Drive SE, Decatur, AL 35603 (hereinafter referred to as "Grantors") by JENNIFER B. HORTON whose mailing address is: 168 HAYESBURY COURT, PELHAM, ALABAMA, 35124 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 146, ACCORDING TO THE FINAL PLAT OF HAYESBURY PHASE 1, AS RECORDED IN MAP BOOK 28, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 2001-27838 AND AMENDED IN INST. NO. 2001-48731.
4. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 550.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 135, PAGE 365 AND DEED BOOK 135, PAGE 3666.
6. EASEMENT TO PELHAM AS RECORDED IN REAL BOOK 111, PAGE 687 AND REAL BOOK 275, PAGE 590.
7. ARTICLES OF INCORPORATION FOR HAYESBURY TOWNHOMES ASSOCIATION AS RECORDED IN INST. NO. 2001-27839.
8. DEED FOR COMMON AREA TO HAYESBURY TOWNHOMES ASSOCIATION RECORDED IN INST. NO. 2001-48732.
9. EASEMENT TO ALABAMA POWER COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN INST. NO. 2002-18706.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$0.00 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.


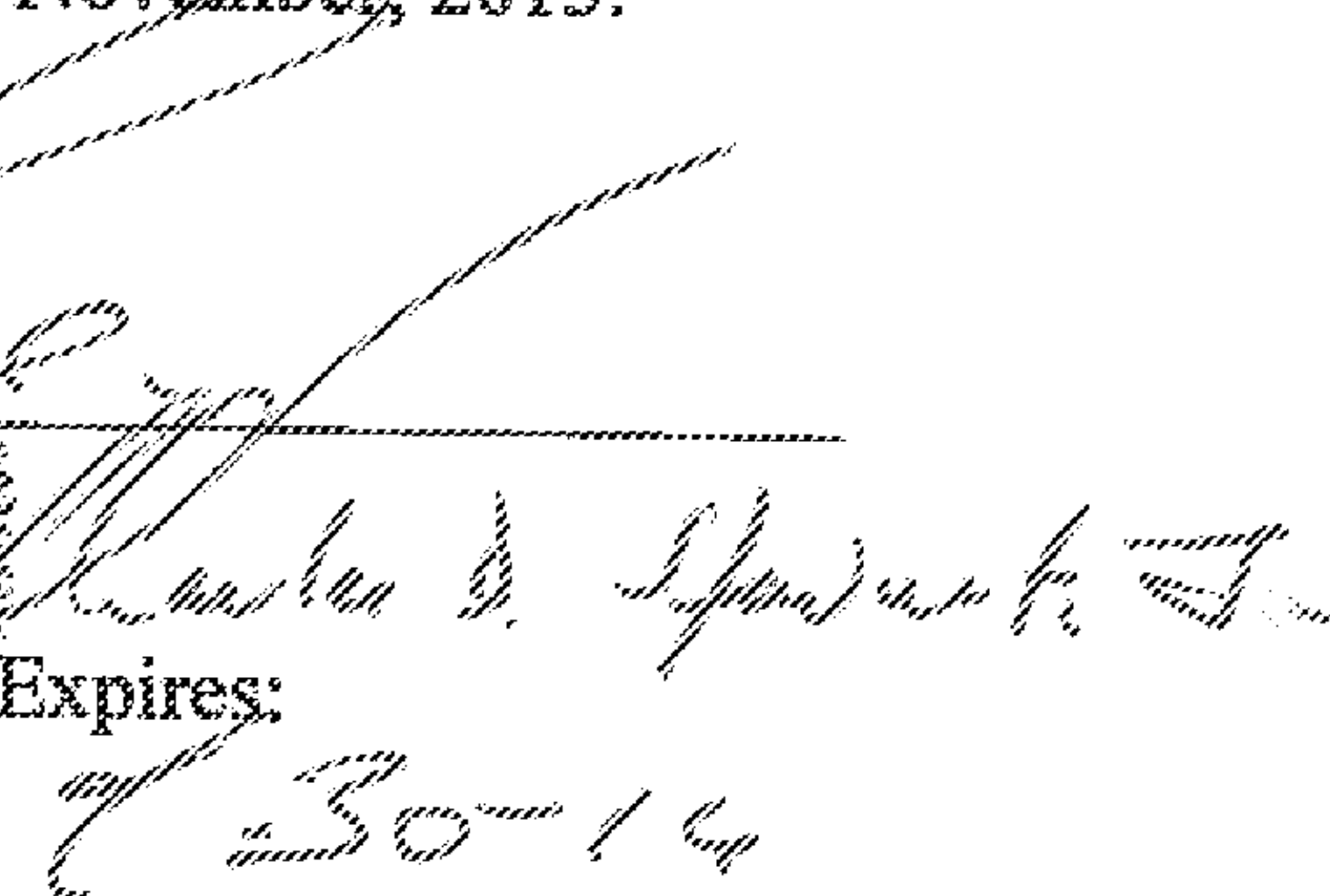
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2015.


TIMOTHY D. POWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY D. POWELL 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.

Given under my hand and official seal this the 30th day of November, 2015.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 11/30/16




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2015 02:59:57 PM
\$136.00 CHERRY
20151201000411090

