

20161110000416660
11/10/2016 02:16:52 PM
DEEDS 1/2

Send tax notice to:
JAMES FLEMING ENGLAND, JR.
280 OXFORD WAY
PELHAM, AL 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

2016606

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JON P. STRENGTH, AN UNMARRIED MAN **whose mailing address** is: 1190 Stagg Run Trl, Indian Springs AL 35124 (hereinafter referred to as "Grantors") by JAMES FLEMING ENGLAND, JR. AND PAM E. ENGLAND **whose property address** is: 280 OXFORD WAY, PELHAM, AL, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2685, according to the Survey of Weatherly Highlands The Ledges Sector 26 Phase Three, as recorded in Map Book 38, Page 71 A, B, C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. 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
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2006-42216 AND INST NO. 2006-60273.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2000-14750 AND INST. NO. 2011-6376

\$300,000.00 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 8th day of November, 2016.

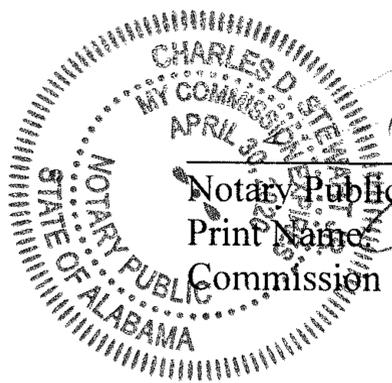


JON P. STRENGTH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON P. STRENGTH 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 8th day of November, 2016.



Notary Public
Print Name: Charles D Stewart
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/10/2016 02:16:52 PM
\$98.00 CHERRY
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