

Send tax notice to:
MATTHEW R. MINOR
2742 STEVENS CREEK RD
HOOVER, AL, 35244

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

2017462

20170905000323210
09/05/2017 12:08:56 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES D. ANSLEY, AN UNMARRIED MAN**, whose mailing address is: 1188 Long Mountain Rd, Guntersville AL 35976 and **JENNIFER W. ANSLEY, AN UNMARRIED WOMAN**, whose mailing address is: 6504 Quail Run Drive, Pelham, AL 35124 (hereinafter referred to as "Grantors") by **MATTHEW R. MINOR and HEATHER MINOR** whose property address is: 2742 STEVENS CREEK RD, HOOVER, AL, 35244 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 13, according to the Survey of Brookhaven, Sector 1, as recorded in Map Book 10, Page 24 in the Office of the Judge of Probate 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. 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. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto. Under and subject to the ultimate width of rights-of-way of any and all public highways, roads, or streets, and all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises conveyed or affecting same as a matter of record, which may be over and across said deed.
4. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
5. Statutory marital rights, if any, of the spouse of any individual insured.
6. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.

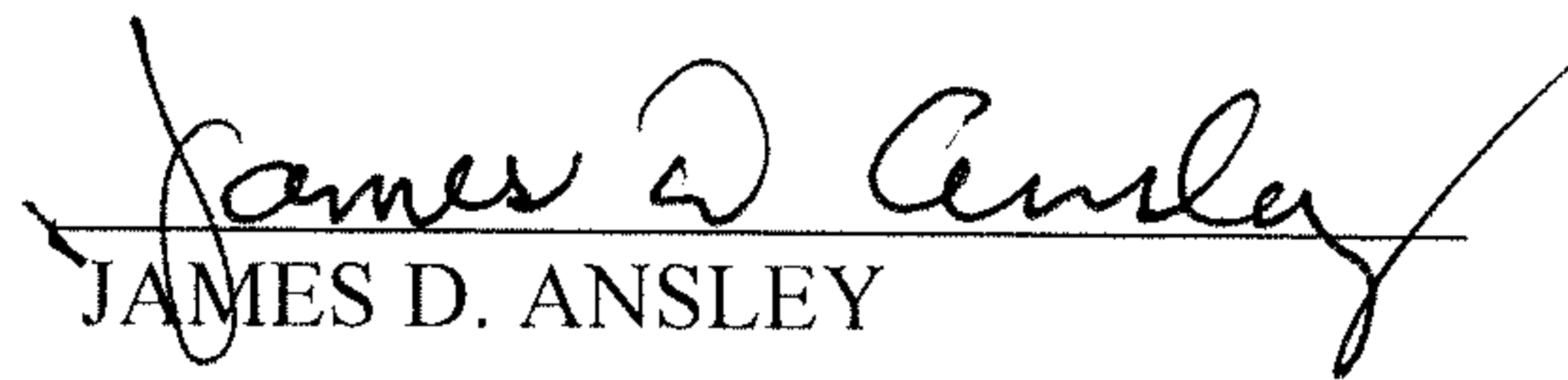
- 7. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded Survey of Brookhaven, Sector 1, as recorded in Map Book 10, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama.
- 8. Covenants, conditions and restrictions as set forth in instrument document recorded in Real Book 86, Page 172.
- 9. Right of Way and Easement to Alabama Power Company as recorded in Real Book 89, Page 969 & Real 99, Page 466.
- 10. Restrictions regarding Alabama Power Company as recorded in Real Book 89, Page 466.
- 11. Permit to Alabama Power Company & Southern Bell Telephone & Telegraph as recorded in Deed Book 265, Page 45.
- 12. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.

\$257,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

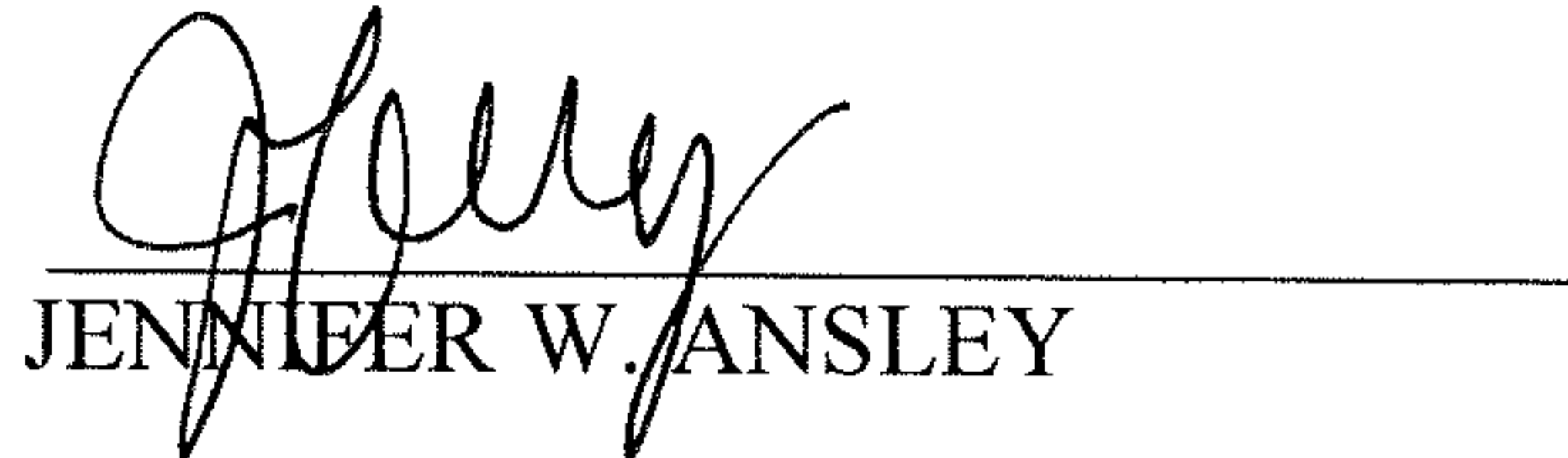
TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 31st day of August, 2017.



 JAMES D. ANSLEY

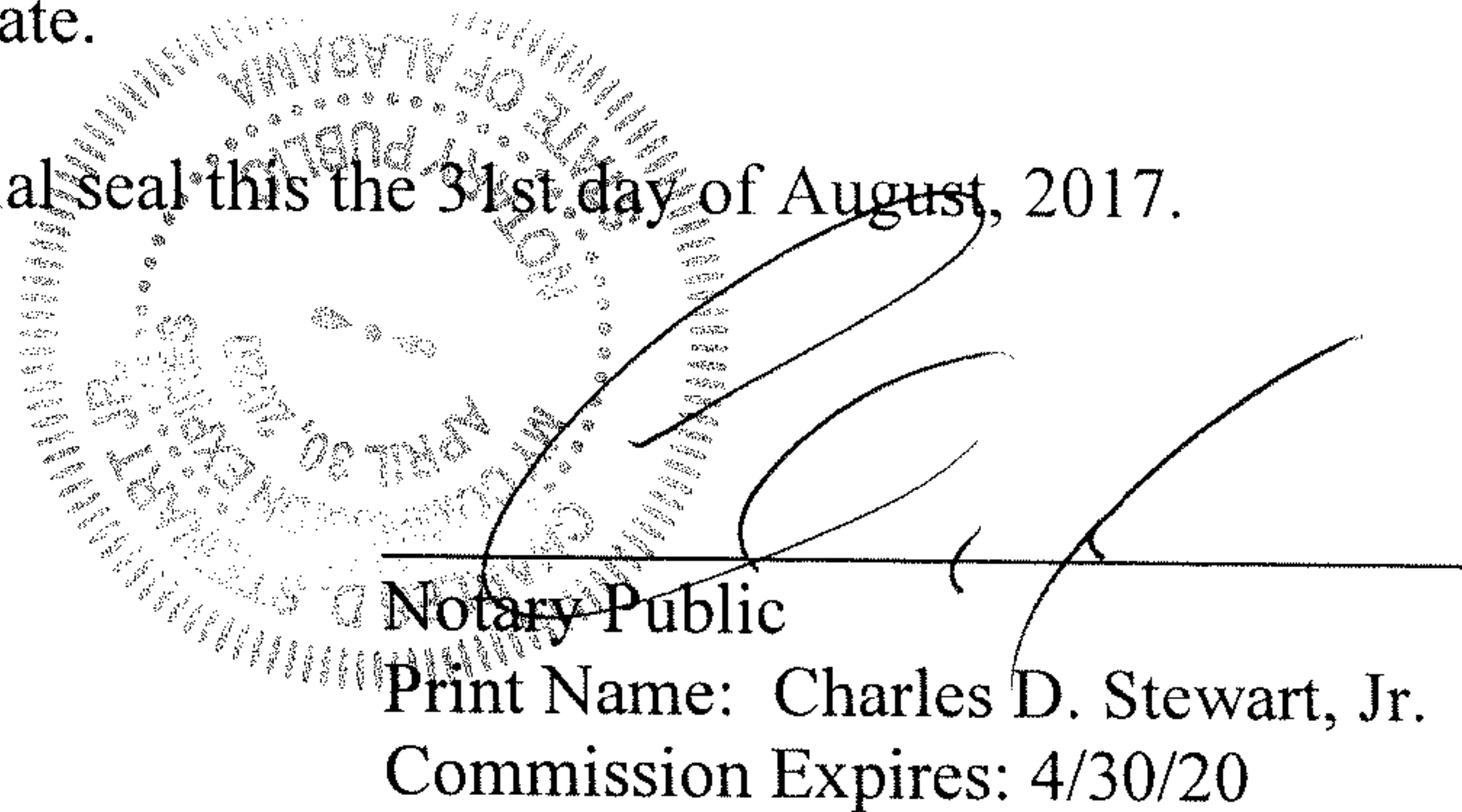


 JENNIFER W. ANSLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES D. ANSLEY and JENNIFER W. ANSLEY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2017.



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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/05/2017 12:08:56 PM
 \$26.00 CHERRY
 20170905000323210

