

Send tax notice to:
EDWARD M HAUSER
231 HAWTHORN ST
BIRMINGHAM, AL, 35242

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

2017506

20170911000329210
09/11/2017 09:51:34 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$399,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN A. WOLSONCROFT and MELISSA R. WOLSONCROFT, husband and wife **whose mailing address is:** 2017 Highland Village Bend Birmingham AL 35242 (hereinafter referred to as "Grantors") by EDWARD M HAUSER and SHARON L HAUSER **whose property address is:** 231 HAWTHORN ST, BIRMINGHAM, AL, 35242 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 15-14, BLOCK 15, ACCORDING TO THE SURVEY OF MT. LAUREL, PHASE III, AS RECORDED IN MAP BOOK 34, PAGE 137, 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. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Such state of facts as recorded on plat of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-35579; Instrument No. 2000-38859 and amended in Instrument No. 2000-38860 and Instrument No. 2001-3681 and Instrument No. 20030327000184530 and Instrument No. 20050714000352130, in the Probate Office of Shelby County, Alabama.
6. Restrictions, limitations and conditions as recorded in Map Book 34, Page 137, in the Probate Office of Shelby County, Alabama.
7. Oil, gas and mineral lease as recorded in Deed Book 334, Page 808 with assignment recorded in Misc. Book 42, Page 55.
8. Covenant and agreement for water services as recorded in Real Book 235, Page 611, in the Probate Office of Shelby County, Alabama.
9. Sewer service agreement as recorded in Instrument No. 1999-35429, in the Probate Office of Shelby County, Alabama.
10. Ratification and Confirmation Agreement as recorded in Instrument No. 2000-41410, in the Probate Office of Shelby County, Alabama.

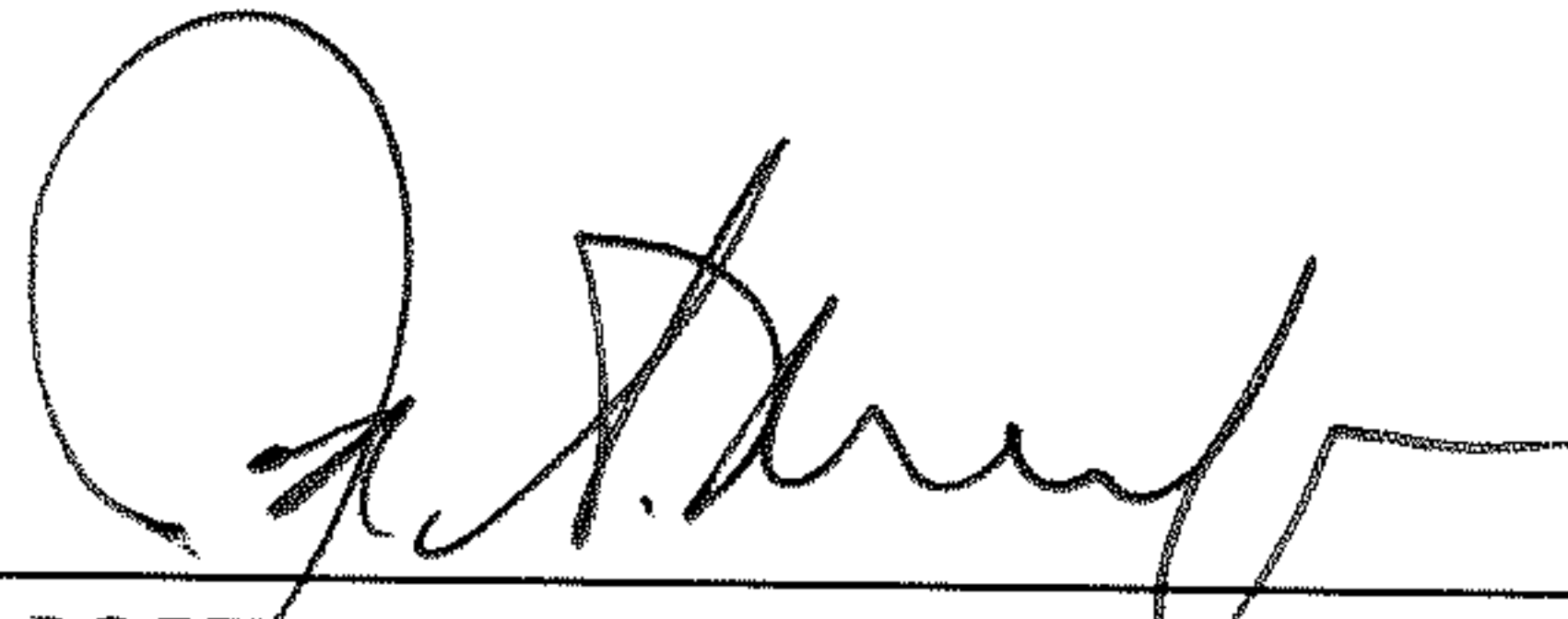
- 11. Permit to Alabama Power Company, as recorded in Deed Book 133, Page 213, in the Probate Office of Shelby County, Alabama.
- 12. Right of way granted to Shelby County as set forth in Deed Book 196, Page 253, in the Office of the Judge of Probate Office of Shelby County, Alabama.
- 13. Corporation of Mt. Laurel Neighborhood Association as recorded in Instrument No. 2000-5578, in the Probate Office of Shelby County, Alabama.
- 14. Release of damages as recorded in Instrument No. 20060623000302770, in the Probate Office of Shelby County, Alabama.

\$0.00 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 7th day of September, 2017.



 JOHN A. WOLSONCROFT



 MELISSA R. WOLSONCROFT

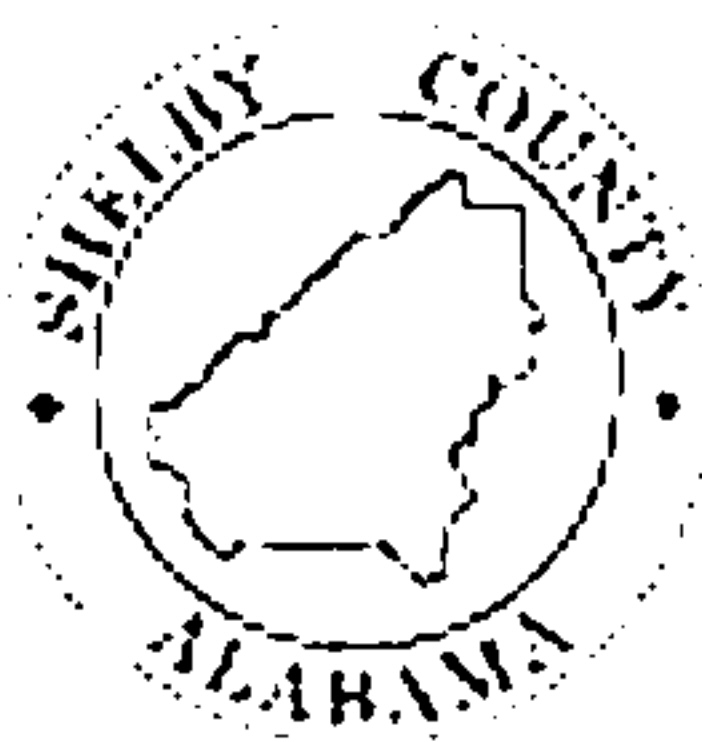
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A. WOLSONCROFT and MELISSA R. WOLSONCROFT 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 7th day of September, 2017.



 Notary Public
 Print Name: *Charles D. Gant*
 Commission Expires: *3020*



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/11/2017 09:51:34 AM
 \$417.50 CHERRY
 20170911000329210

