

Send tax notice to:
ELIJAH G. LOGAN
593 FOREST LAKES DRIVE
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

2017627

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Three Thousand and 00/100 Dollars (\$183,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TYLER FRANK REINMILLER and ISA GABRIELA REINMILLER, HUSBAND AND WIFE **whose mailing address** is: 16272 Willowstone St. Parker Co 80134 (hereinafter referred to as "Grantors") by ELIJAH G. LOGAN and JAMIE L. LOGAN **whose property address** is: 593 FOREST LAKES DRIVE, STERRETT, AL, 35147 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 56, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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 and those rights reserved in Deed Book 331, Page 26211.
4. Permit to Alabama Power Company as recorded in Deed Book 139, Page 127; in Deed Book 236, Page 829; in Deed Book 126, Page 191; in Deed Book 126, Page 323; and in Deed Book 124, Page 519.
5. Right-of-way to Shelby County recorded in Deed Book 228, Page 339.
6. Covenants, conditions, and restrictions as set forth in instrument recorded instrument recorded Instrument #2001-9358; Instrument # 2001-47360; Supplemental

Declaration as recorded in Inst #20090116000015030 and Instrument #20140611000176250.

7. Articles of Incorporation of Forest Lakes Homeowner's Association, Inc., as recorded in Instrument #20061020000520120.
8. Memorandum of Sewer Service Agreement regarding Forest Lakes as recorded in Instrument #20121102000422220.

\$186,934.00 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 22 day of October, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 09:34:54 AM
\$19.00 CHARITY
20171102000397360

TYLER FRANK REINMILLER

ISA GABRIELA REINMILLER

STATE OF COLORADO
COUNTY OF DOUGLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TYLER FRANK REINMILLER and ISA GABRIELA REINMILLER 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 <u>27th</u> day of October, 2017.	
SAFIEH ARMAND NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164035125 MY COMMISSION EXPIRES SEPTEMBER 12, 2020	 Notary Public Print Name: <u>SAFIEH ARMAND</u> Commission Expires: <u>9-12-2020</u>
SAFIEH ARMAND NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164035125 MY COMMISSION EXPIRES SEPTEMBER 12, 2020	