

Send tax notice to:
STEPHEN EDWARD DILLON
943 COPENA DRIVE
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

2017715

20171206000437190
12/06/2017 12:21:21 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Six Thousand Five Hundred Thirteen and 00/100 Dollars (\$326,513.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DONALD G HAYNES and SUSAN P HAYNES, HUSBAND AND WIFE **whose mailing address is:** 185 Grey Oaks Ct Pelham AL 35124 (hereinafter referred to as "Grantors") by STEPHEN EDWARD DILLON and SARAH ELIZABETH DILLON **whose property address is:** 943 COPENA DRIVE, PELHAM, AL, 35124 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 8, BLOCK 4, ACCORDING TO THE SURVEY OF INDIAN WOODS FOREST, FOURTH SECTOR AS RECORDED IN MAP BOOK 14, PAGE 112, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record In Real Volume 323, Page 321 and as shown on recorded map.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 536.
5. Easement and right-of-way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Volume 386, Page 405.
6. Notice is hereby given that the recorded Subdivision Map as in Map Book 14, Page 112, contains on the face of sam9 a statement pertaining to natural line sinks.
7. Title to al minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages, are not insured herein.

\$261,210.00 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 4th day of December, 2017.


DONALD G HAYNES

SUSAN P HAYNES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD G HAYNES and SUSAN P HAYNES 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 4th day of December, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 8/20/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 12:21:21 PM
\$83.50 CHERRY
20171206000437190

