

Send tax notice to:
JOSEPH W. RUSAW
2607 NORTH CHANDALAR LANE
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

2017712

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirteen Thousand and 00/100 Dollars (\$113,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JENNIFER LEIGH MILLER**, a married woman, whose mailing address is: 112 High Crest Rd. Pelham, AL 35124 (hereinafter referred to as "Grantor") by **JOSEPH W. RUSAW** whose property address is: 2607 NORTH CHANDALAR LANE, PELHAM, AL, 35124 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50-A, according to the Resurvey of Lots 8, 9, 10, 11, 49, 50, 51, 52 and 53 of Chanda Terrace, Third Sector, as recorded in Map Book 12, Page 11, in the Probate Office of Shelby County, Alabama.

THE PROPERTY BEING SOLD DOES NOT CONSTITUTE THE HOMESTEAD OF THE SELLER, NOR THAT OF HER SPOUSE.

SUBJECT TO:

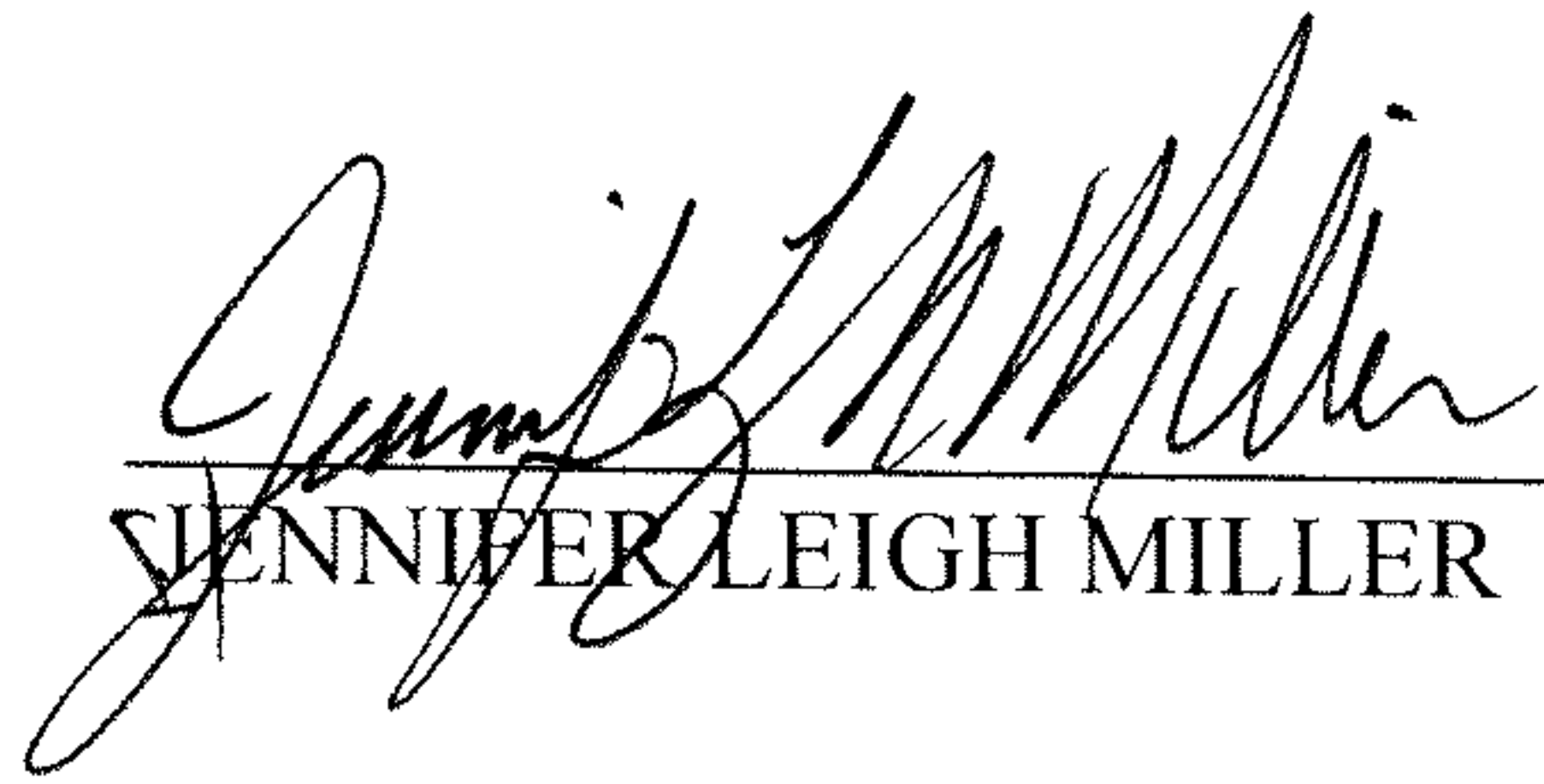
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Lots 8, 9, 10, 49, 50, 51, 52 and 53 of Chanda Terrace, Third Sector recorded in Map Book 12, Page 11, 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.
4. Protective Covenants as recorded in Book 138, page 49 in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power for underground utilities as recorded in Book 140, page 716 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Book 138, page 625 in the Probate Office of Shelby County, Alabama.
7. Certificate of Incorporation of Chanda Terrace Swim and Tennis Association, Inc. recorded in Book 33, Page 835.

\$110,953.00 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 Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

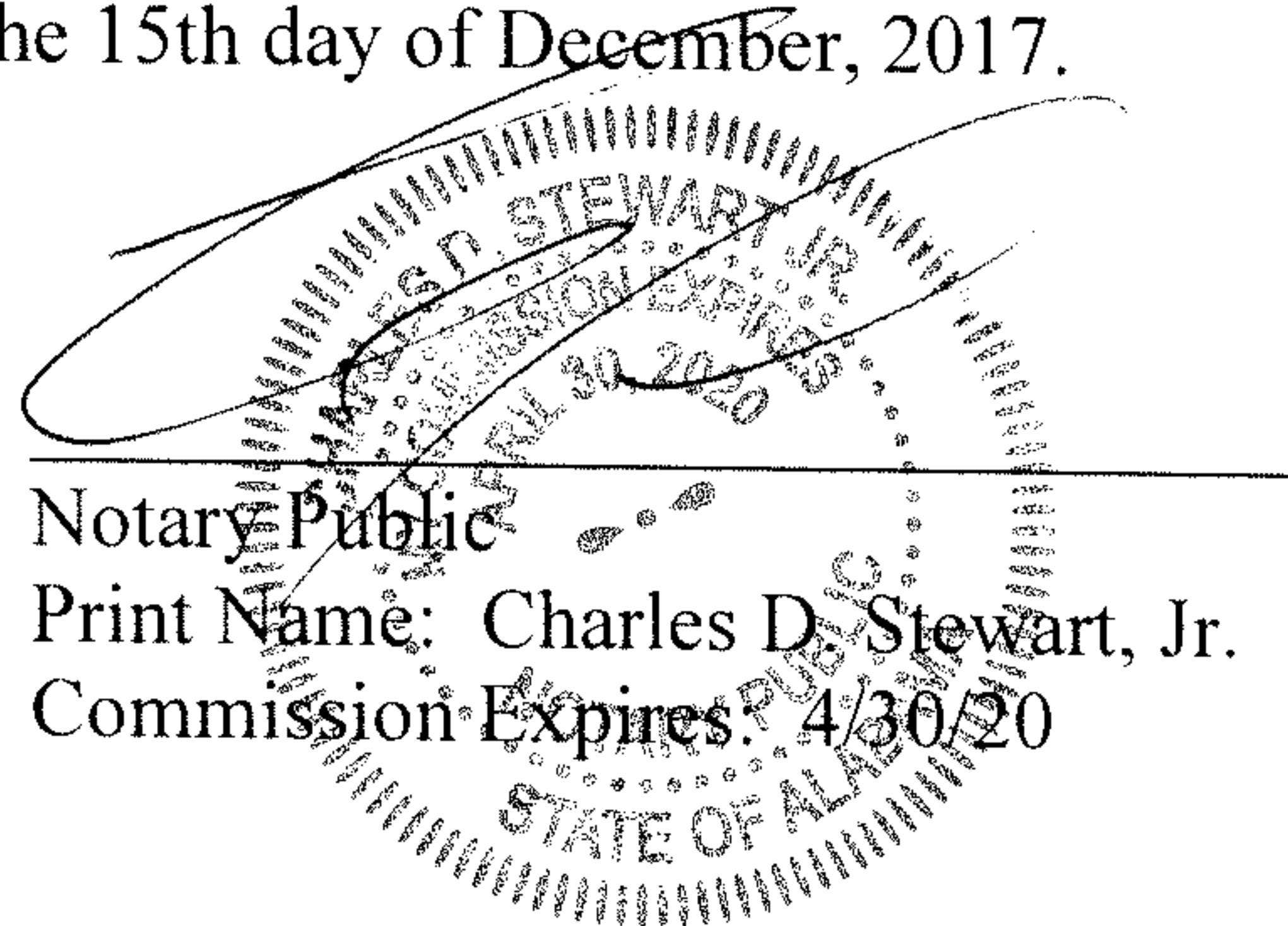
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 15th day of December, 2017.


JENNIFER LEIGH MILLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER LEIGH MILLER whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 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
01/24/2018 03:42:58 PM
\$20.50 CHERRY
20180124000024380

