

Send tax notice to:
DONALD J. FRANKE
104 WEEPING CIRCLE
WILSONVILLE, AL, 35186

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

2018710

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STUART HARTLEY, II and EMILY J. HARTLEY, HUSBAND AND WIFE** whose mailing address is: 3110 Brashers Chapel Rd, Guntersville AL 35976 (hereinafter referred to as "Grantors") by **DONALD J. FRANKE and KARIN H. FRANKE** whose property address is: **104 WEEPING CIRCLE, WILSONVILLE, AL, 35186** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 26, according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Such state of facts as shown on the plat of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.
3. Easement and Restrictive Covenants for underground facilities, recorded In Instrument No. 20071109000517700, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set forth in Book 103, Page 182 and Instrument #20071109000517700.
5. Right of way granted to Shelby County, Alabama as set forth in Book 147, Page 571, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and as set forth in the document recorded in Instrument #20070725000346410 and amended in Instrument #20071023000490210, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to BellSouth dba AT&T as set forth in Instrument #20071218000568300, in the Office of the Judge of Probate of Shelby County, Alabama.

- 8. Certificate of Annexation ordinances recorded in Instrument #20051130000620160 and Instrument #20051130000620150.
- 9. Annexation to the Town of Westover recorded in Instrument #20051130000620150 and Instrument #20051130000620160.
- 10. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 38, Page 137 A & B in Probate Office.

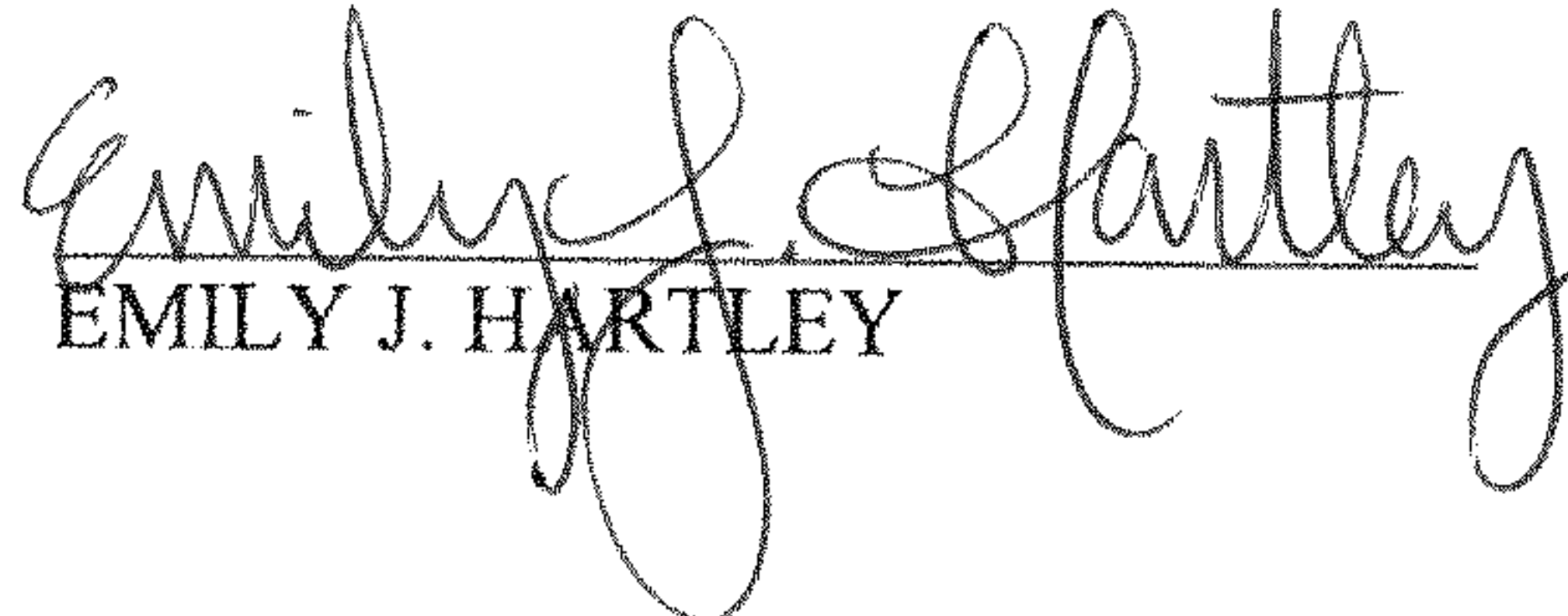
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29TH day of December, 2018.


STUART HARTLEY, II


EMILY J. HARTLEY

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STUART HARTLEY, II and EMILY J. HARTLEY 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 29th day of December, 2018.

Notary Public
Print Name: Kenneth C. Prady
Commission Expires: 03/06/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2019 01:22:41 PM
\$208.00 CHERRY
20190107000005560

Allen S. Boyd