

Send tax notice to:
LAUREN A DODD
5212 HARVEST RIDGE LANE
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

2019571

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES R CULBRETH and SUZANNE B CULBRETH, husband and wife**, whose mailing address is: 5212 Harvest Ridge Ln, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **LAUREN A DODD and DEREK E JONES** whose property address is: **5212 HARVEST RIDGE LANE, BIRMINGHAM, AL, 35242** 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 83, according to the Survey of Meadowbrook 11th Sector, as recorded in Map Book 9, Page 6 A & B, 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 Meadowbrook 11th Sector, as recorded in Map Book 9, Page 6, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 57, page 23, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set forth in Real Volume 1, Page 344, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company as recorded in Misc. Book 57, Page 708, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company as recorded in Misc. Book 57, page 74, in the Probate Office of Shelby County, Alabama.
7. 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 as recorded in Real Volume 32, Page 306, in the Probate Office of Shelby County, Alabama.
8. 35 foot building line as shown on recorded plat.
9. 10 foot easement along the rear line as shown on recorded plat.

\$256,500.00 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 6th day of September, 2019.


JAMES R CULBRETH


SUZANNE B CULBRETH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES R CULBRETH and SUZANNE B CULBRETH 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 6th day of September, 2019.


Notary Public
Print Name *Charles D. Stewart Jr.*
Commission Expires: *9/30/2020*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2019 01:33:07 PM
\$53.50 CHERRY
20190911000333790

Allie S. Bayl