

90/229

SEND TAX NOTICE TO:
Kelly E. Yongue
139 Belvedere Place
Alabaster, Alabama 35007

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



20090203000034650 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
02/03/2009 01:42:51PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

Shelby County, AL 02/03/2009
State of Alabama

Shelby COUNTY

Deed Tax: \$3.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Four Thousand Five Hundred dollars & no cents (\$154,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Joyce P. Russell, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kelly E. Yongue, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOT 398, ACCORDING TO THE SURVEY OF WEATHERLY
BELVEDERE, SECTOR 23, AS RECORDED IN MAP BOOK 21, PAGE
16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2009 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

**\$151,701.00 of the purchase price is being paid by the proceeds of a first mortgage loan
executed and recorded simultaneously herewith.**

Subject to:

- 1.) Ad Valorem Taxes for the year 2009 and subsequent years.
- 2.) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3.) Building lines, right of ways, easements, restrictions, reservation and conditions, if any.
- 4.) 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.
- 5.) Anything to the contrary notwithstanding, this polity, does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas and minerals interests and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.
- 6.) 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 Inst. No. 1996-6275, in the Probate Office of Shelby County, Alabama.
- 7.) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1996-16066, in the Probate Office of Shelby County, Alabama.
- 8.) Notes as set out per recorded plat.
- 9.) Non-exclusive easements for ingress and egress and utilities in Inst. No. 1993-37547, Inst. No. 1993-40410 and Inst. No. 1995-6002.
- 10.) Covenants and agreement for water service and tap fees in Inst. No. 1995-6003.
- 11.) Easements and building lines as shown on recorded map.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 28, 2009** .

Joyce P. Russell (Seal)
Joyce P. Russell

STATE OF ALABAMA

General Acknowledgement

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce P. Russell, an unmarried woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 28th day of January, 2009

[Signature]
Notary Public.

(Seal)

My Commission Expires: _____

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09


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