THE STATE OF ALABAMA

Send Tax Bill to:

Christopher J. Hutto Emily A. Hutto 51 Sweet Gum Drive Chelsea, Alabama 35043

**COUNTY OF SHELBY** 

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred ninety-seven thousand and No/100 DOLLARS (\$197,000.00), and other valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged we, Kevin A. McNamee and Viki L. Renta aka Viki R. McNamee, a Married Couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Christopher J. Hutto and Emily A. Hutto, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 35A, according to the Resurvey of Lot 35 of Yellowleaf Ridge Estates, as recorded in Map Book 22, page 118 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record including but not limited to:

- 1. Restrictions appearing of record in Instrument number 1994-24553 and as shown on recorded map. NOTE: Covenants or restrictions, if any, indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, are hereby deleted to the extent that said covenant or restriction is permitted by applicable law.
- 2. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1995-12826.
- 3. Title to all minerals within and underlying the premised, together will all 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 Instrument #1995-25343.
- 4. Easements and building line as shown on recorded maps

\$193,431.00 of the purchase price herein has been paid by a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, their heirs, successors and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEES, their heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, their heirs, successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

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Shelby County, AL 04/05/2010

State of Alabama Deed Tax : \$4.00 20100405000100380 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 04/05/2010 10:26:23 AM FILED/CERT M

IN WITNESS WHEREOF, we have here March 2010.  WITNESS:  WITNESS:	winto set our hands and seals this the 31 <sup>st</sup> day of  Kevin A. McNamee  Viki L. Renta aka Viki R. McNamee
THE STATE OF ALABAMA COUNTY OF SHELBY  I, David A. Bedgood, a Notary Public in and for said State and County, hereby certify that Kevin A. McNamee and Viki L. Renta aka Viki R. McNamee whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.	

Given under my hand and official seal this the 31<sup>st</sup> day of March 2010.

SEAL



Notary Public

My Commission Expires\_

This Document Prepared by:

David A. Bedgood 160 Yeager Parkway Suite 200B Pelham, Alabama 35124 205-663-9777 205-663-4333 (fax)

20100405000100380 2/2 \$19.00 2010by Cnty Judge of Probate, AL Shelby Cnty Judge of Probate, AL 04/05/2010 10:26:23 AM FILED/CERT

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