

Send tax notice to:


TONISHA KELLEY
2307 Forest Lakes Lane
Sterrett, AL, 35147

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013416

WARRANTY DEED


20130904000359520 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
09/04/2013 12:34:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ANGELA M NUCKLES MCBRAYER and JAMES ERIC MCBRAYER, HUSBAND AND WIFE **whose mailing address is:** 120 Austin Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by TONISHA KELLEY and MAURICE KELLEY **whose mailing address is: 2307 Forest Lakes Lane, Sterrett, AL 35147** (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 208, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 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 DEED BOOK 331, PAGE 262. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, (POLICY TO BE ISSUED IF IN A COMMITMENT), 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 MINERALS INTEREST, AND ALL RIGHT 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.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 126, PAGE 101; BOOK 16, PAGE 323; BOOK 236, PAGE 829 AND INSTRUMENT NO. 20040102000000390, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$4.50


6. EASEMENT TO SHELBY COUNTY AS RECORDED IN INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965 AND INSTRUMENT NO. 1993-03966, 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. 20031006000671368, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MEMORANDUM OF SEWER SERVICE AGREEMENTS REGARDING FOREST LAKES IN FAVOR OF DOUBLE OAK WATER RECLAMATION, LLC AS RECORDED IN INSTRUMENT NO. 20121102000422220.

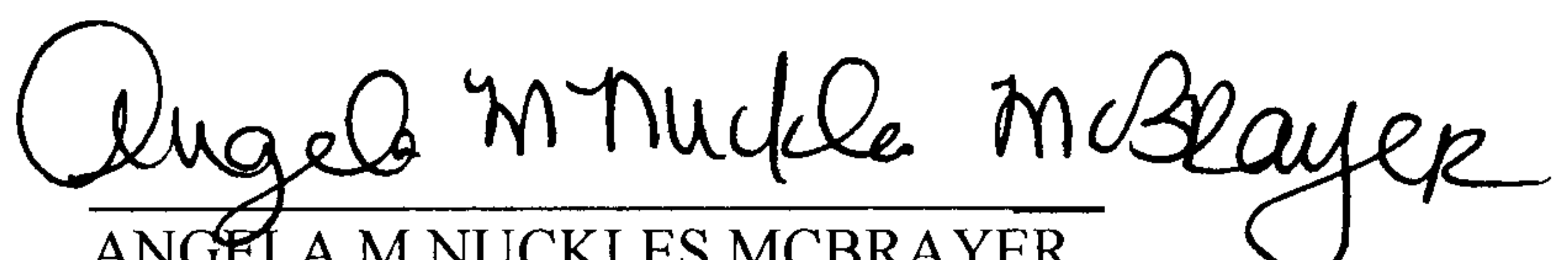
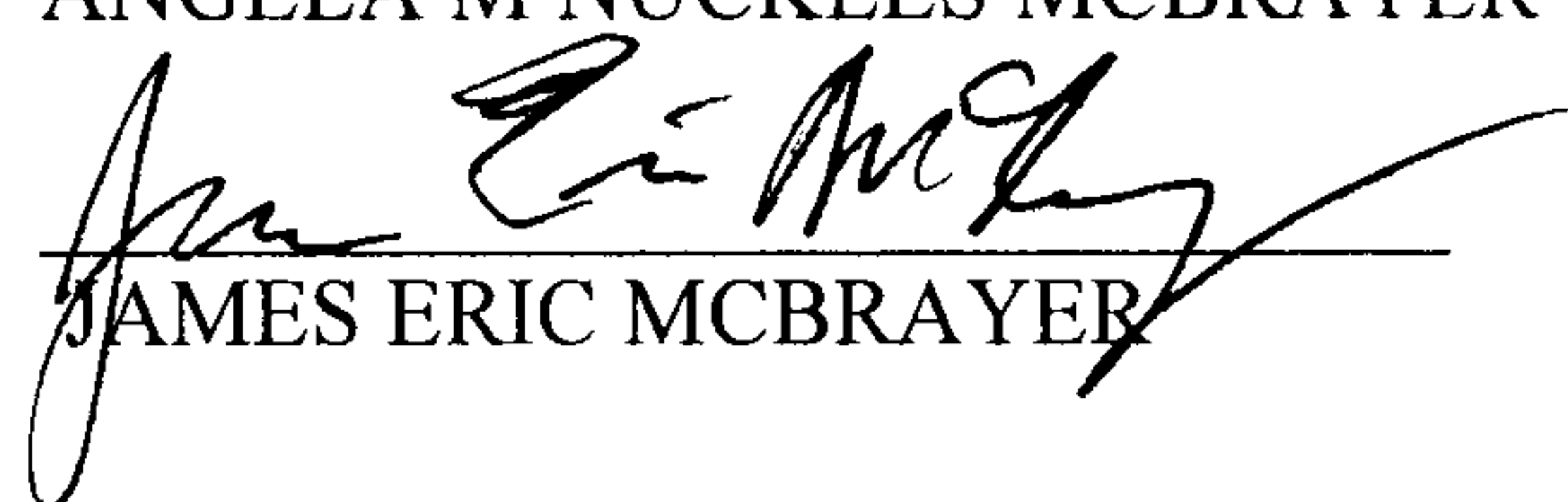
\$140,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This is to show that Angela M Nuckles and Angela M Nuckles McBrayer are one and the same person.

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 23rd day of August, 2013.

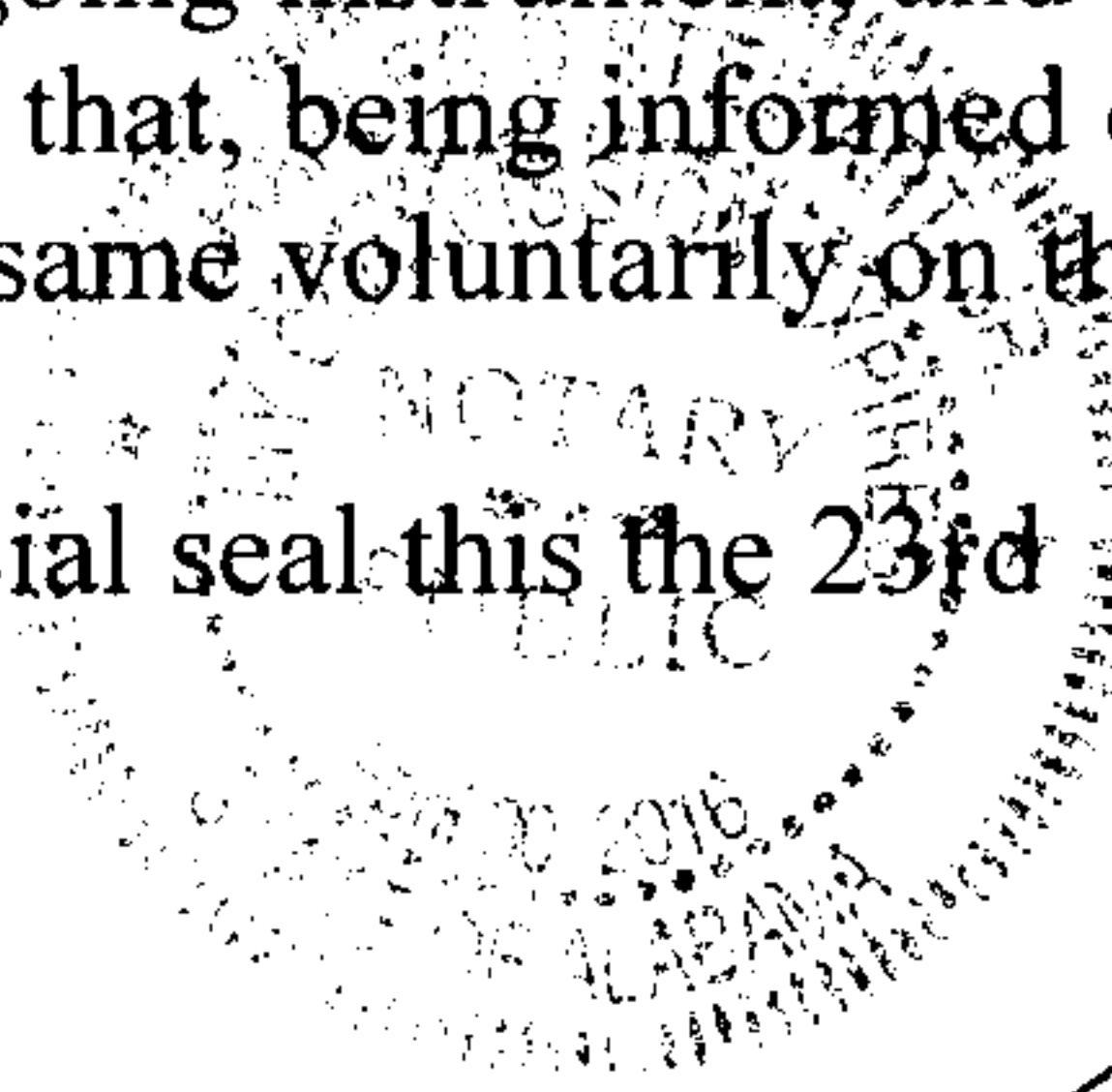

20130904000359520 2/2 \$21.50
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ANGELA M NUCKLES MCBRAYER

JAMES ERIC MCBRAYER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELA M NUCKLES MCBRAYER and JAMES ERIC MCBRAYER, whose name 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 23rd day of August, 2013..




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:

9-30-16