



20131223000488440 1/2 \$98.00
Shelby Cnty Judge of Probate, AL
12/23/2013 11:29:01 AM FILED/CERT

Send tax notice to:

JOHN W. NEUFELD
447 ALTA VISTA DRIVE
CHELSEA, AL, 35043

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

2013604

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RANDALL M. ZEEGERS and MELODY M. ZEEGERS, HUSBAND AND WIFE whose mailing address is: 1 ARMISTEAD STREET, FORT BRAGG, NC 28307 (hereinafter referred to as "Grantors") by JOHN W. NEUFELD and TRACI D. NEUFELD whose mailing address is: 447 ALTA VISTA DRIVE, CHELSEA, AL 35043 (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 55, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, SECTOR 3, AS RECORDED IN MAP BOOK 25, PAGES 83 A, B, C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. .

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1999-17080 AND INSTRUMENT NO. 1999-17443, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN REAL BOOK 178, PAGE 475, AND ANY DAMAGES RELATING TO THE EXERCISES OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
4. RESERVATIONS AND RIGHT OF OTHER TO USE OF EASMENET AS SET OUT IN INSTRUMENT NO. 1998-35135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$229,000.00 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.

Shelby County, AL 12/23/2013
State of Alabama
Deed Tax: \$81.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 6 day of December, 2013.

x 

RANDALL M. ZEEGERS

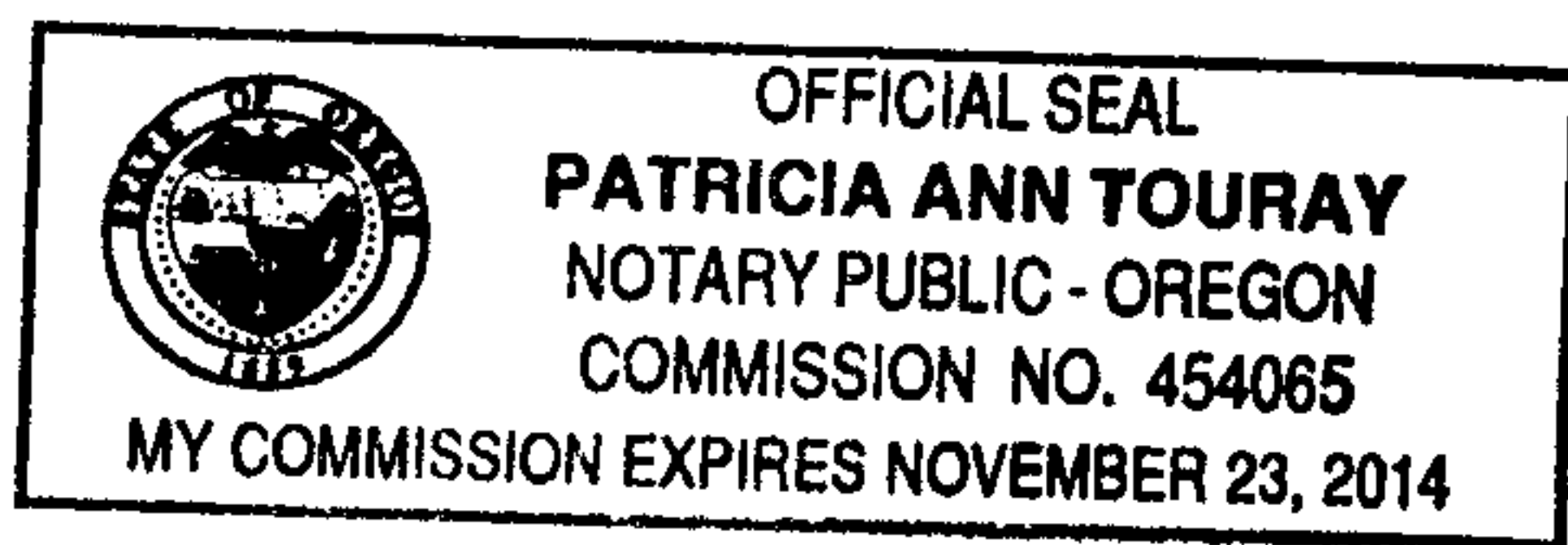
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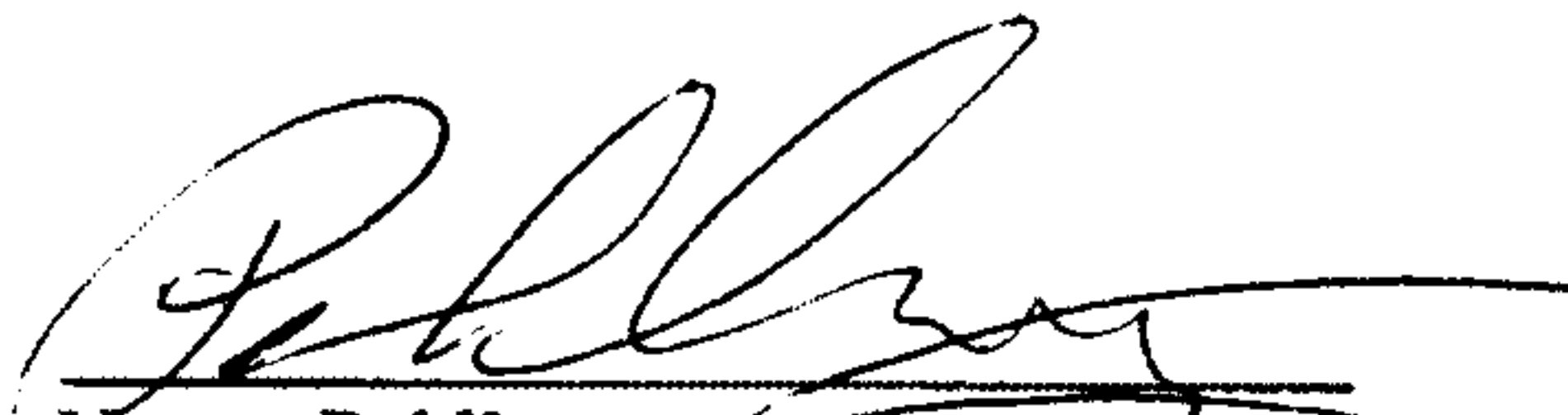
MELODY M. ZEEGERS

~~STATE OF ALABAMA~~ ^A Oregon
COUNTY OF SHELBY ^{Macon}


I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RANDALL M. ZEEGERS and MELODY M. ZEEGERS, whose name is
signed to the foregoing instrument, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the said instrument, she executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of December, 2013..





Notary Public
Print Name: Patricia Ann Touray
Commission Expires: November 23 2014


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