

Send tax notice to:


MICHELLE D. STRICKLAND
258 PARK PLACE WAY
ALABASTER, AL, 35007

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

2014077

WARRANTY DEED


20140303000057080 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/03/2014 01:41:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSHUA POPE and AMBER POPE, HUSBAND AND WIFE **whose mailing address** is: 525 55th Place South, Birmingham, AL 35212 (hereinafter referred to as "Grantors") by MICHELLE D. STRICKLAND **whose mailing address** is: 258 PARK PLACE WAY, ALABASTER, AL 35007 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF PARK PLACE, SECOND ADDITION, AS RECORDED IN MAP BOOK 17, PAGE 16, IN THE PROBATE OFFICE OF 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. 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 PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF PARK PLACE, SECOND ADDITION, AS RECORDED IN MAP BOOK 17, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO CONVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1993-7953 AND ANY AMENDMENT THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT 1994-1188 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN BOOK 216, PAGE 584, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO PLANTATION PIPE LINE CO. AS RECORDED IN REAL 195, PAGE 649, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS RECORDED IN REAL 194, PAGE 232, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO SOUTHERN NATURAL GAS AS SET FORTH IN DEED BOOK 88, PAGE 557, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN REAL 84, PAGE 189 AND DEED BOOK 333, PAGE 385.

\$126,350.00 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 Grantee, 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 28th day of February, 2014.



JOSHUA POPE


AMBER POPE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSHUA POPE and AMBER POPE, whose names are 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, he/she/they executed the same voluntarily on the day the same bears date.

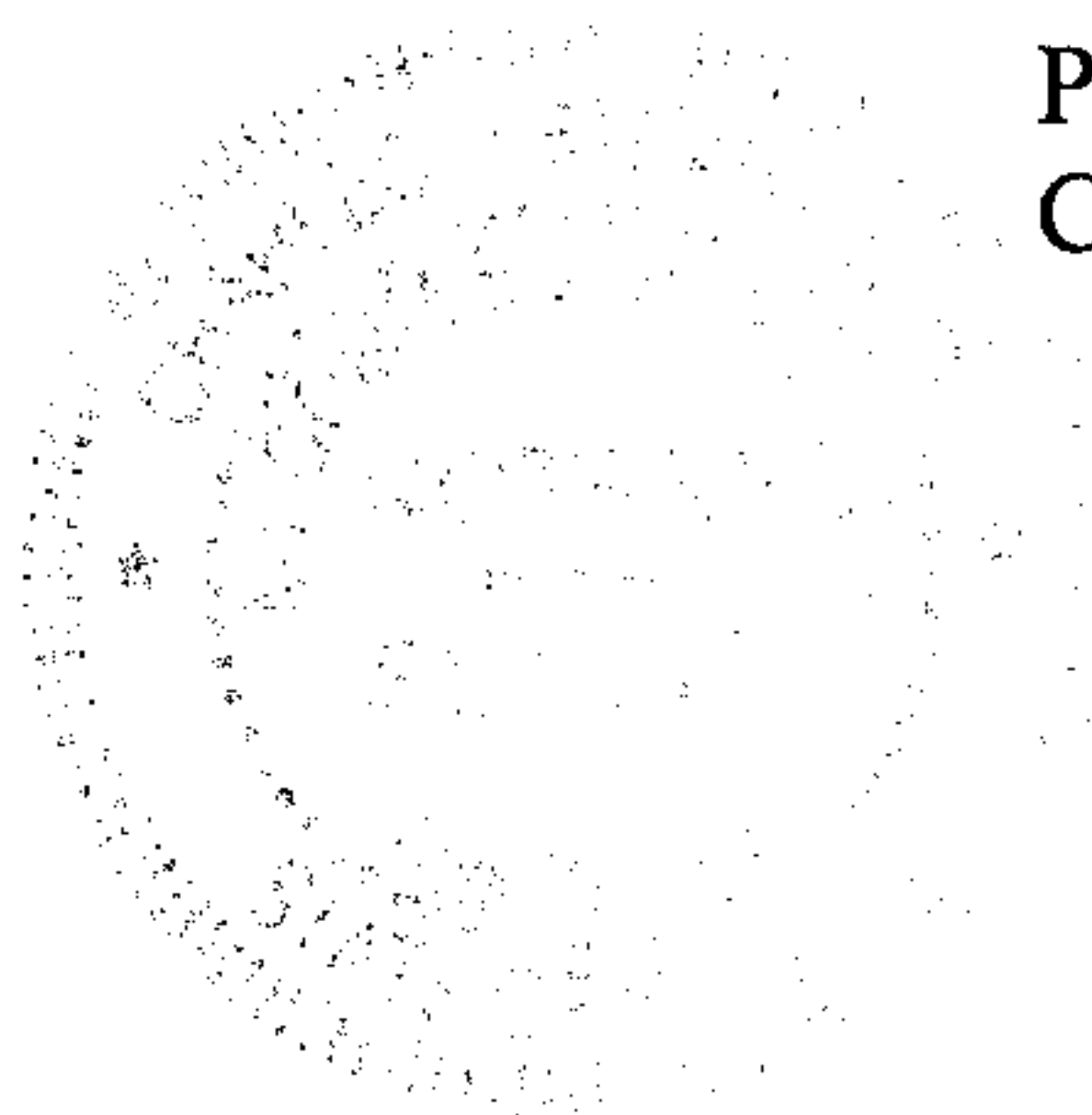
Given under my hand and official seal this the 28th day of February, 2014.



Notary Public

Print Name: 

Commission Expires:  3-1-16



20140303000057080 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/03/2014 01:41:52 PM FILED/CERT