


20140505000132350 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/05/2014 09:33:21 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Melissa Kearney
908 Wilderness Circle
Pelham, Alabama 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 30, 2014, That for and in consideration of **ONE HUNDRED FIFTY FOUR THOUSAND AND NO/100 (\$154,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ROBERT H. WISER and REBECCA D. WISER, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **MELISSA KEARNEY**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 27, Block 1, according to the Survey of Cahaba Valley Estates First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 84.
7. Restrictions and Covenants appearing of record in Shelby Deed 272, Page 320.
8. Right-of-way granted to Alabama Power Company recorded in Shelby Deed 273, Page 60, and Shelby Deed 274, Page 316.

Robert H. Wiser is one and the same person as Robert W. Wiser in that certain deed dated April 11, 2005 and recorded April 12, 2005 in Instrument #20050412000172020.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 30, 2014.

GRANTORS:



Robert H. Wiser

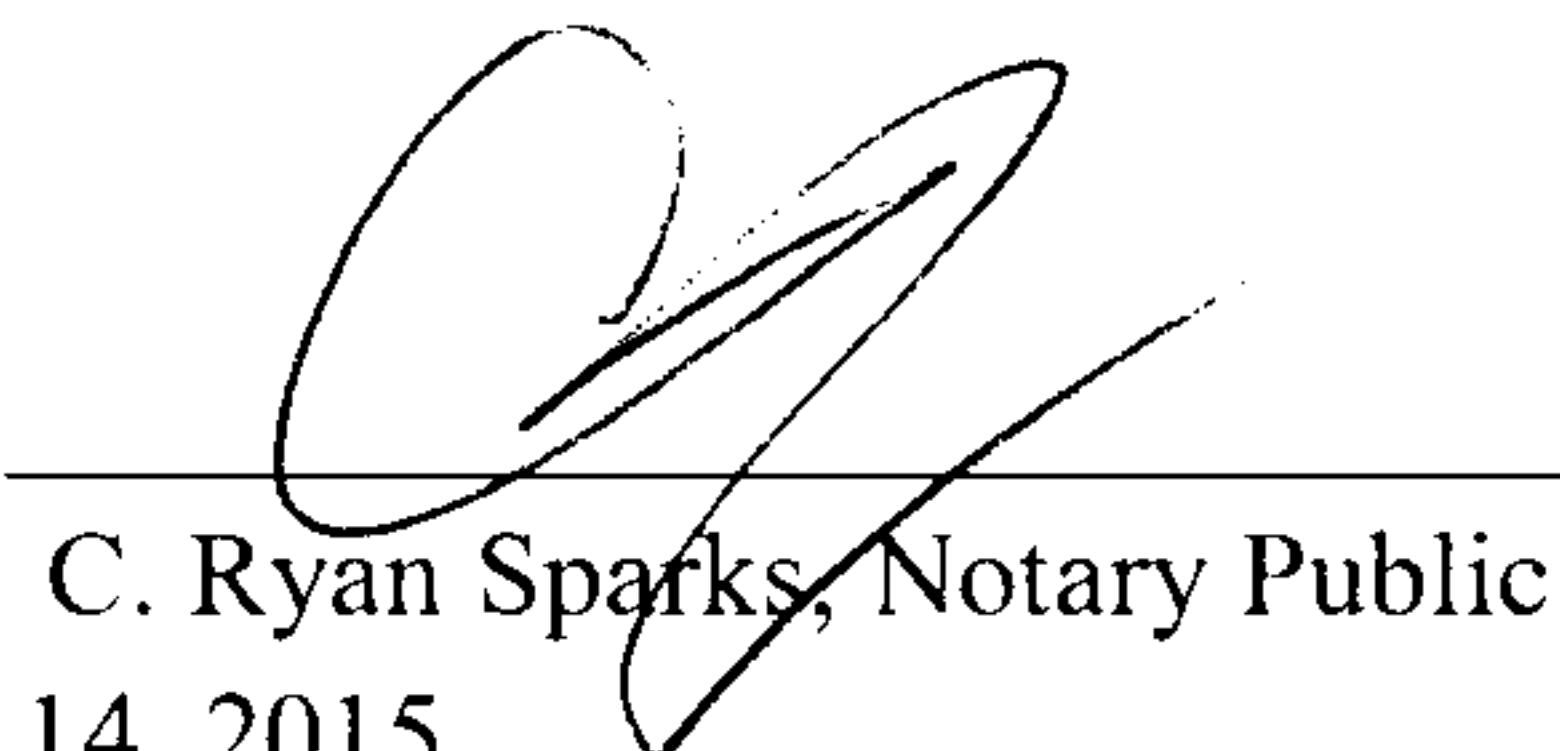


Rebecca D. Wiser

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert H. Wiser and Rebecca D. Wiser, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Robert H. Wiser and Rebecca D. Wiser each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 30, 2014.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015



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