


Send tax notice to:

CORY SPRADLIN  
828 TREYMOOR LAKE COURT  
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

2014137

  
20140508000139480 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 03:01:25 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars (\$128,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LAUREN BROOKE LATHAM, A SINGLE INDIVIDUAL whose mailing address is: 1703 E. Givens Dr, 1135B Englewood, CO 80113 (hereinafter referred to as "Grantors") by CORY SPRADLIN whose mailing address is: 828 Trey Moor Lake Court, 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 535, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148, 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. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. JOINT DRIVEWAY AGREEMENT AS RECORDED IN INSTRUMENT #1998-10995.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1996-38572 AND AMENDED IN INSTRUMENT #1996-39735, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. 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 WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTSS, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET OUT IN INSTRUMENT #1999-6002 IN THE PROBATE OFFICE.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE AND CAP FEES AS SET OUT IN INSTUMENT #1995-6003 IN PROBATE OFFICE.
10. NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SET OUT IN INSTRUMENT #1993-37547 AS ASSIGNED AS INSTRUMENT #1993-40410 IN PROBATE OFFICE.
11. COVENANTS AS SET OUT IN INSTRUMENT #1996-38574 IN PROBATE OFFICE.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET IN MAP BOOK 21, PAGE 148.

13. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES AND ADJACENT TO LAKE.

\$115,650.<sup>00</sup> 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 14 day of April, 2014.

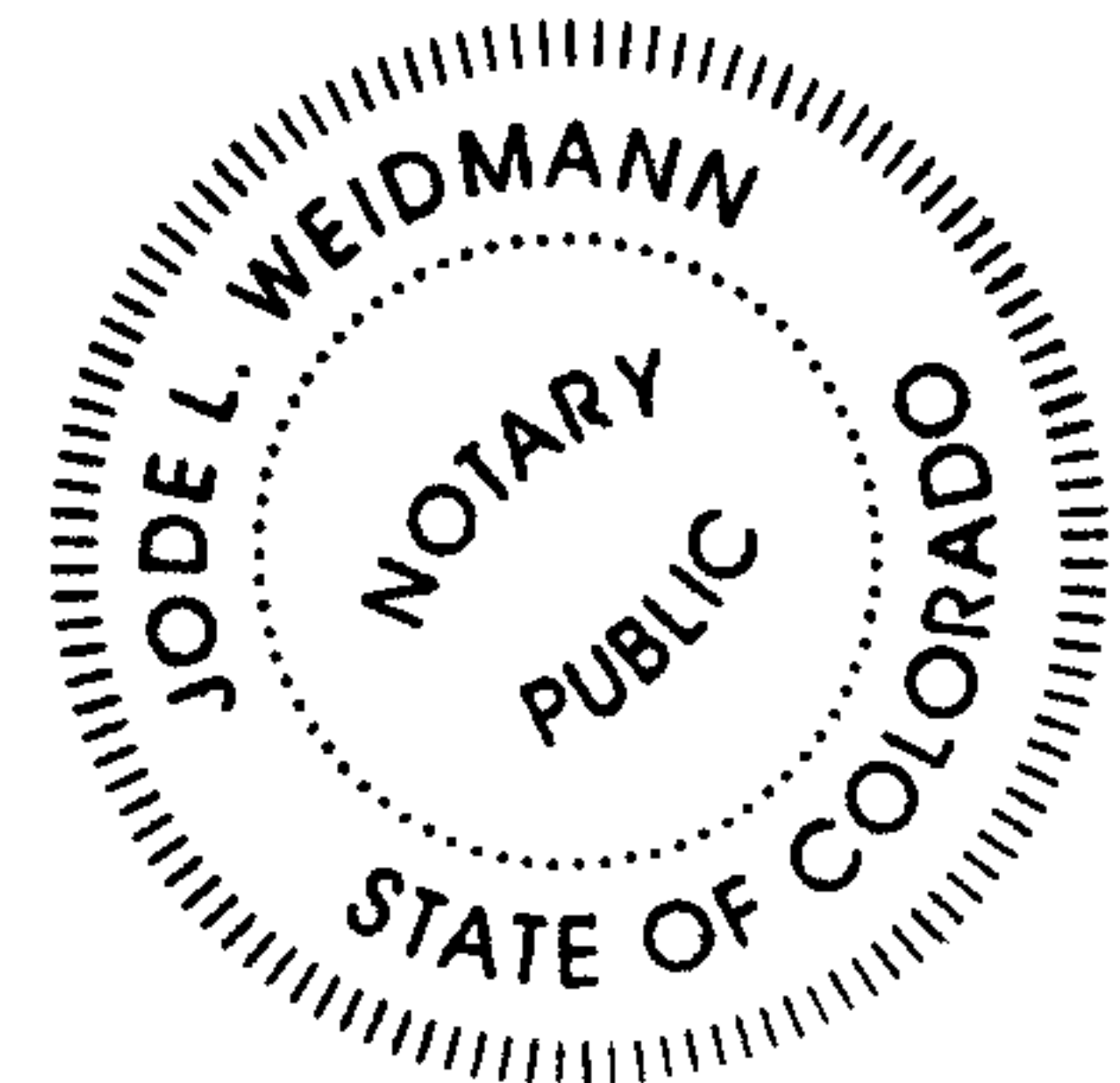
*Lauren Brooke Latham* 4/14/2014  
LAUREN BROOKE LATHAM

STATE OF Colorado  
COUNTY OF Denver

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAUREN BROOKE LATHAM, whose name is signed to the foregoing instrument, and who is 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 14<sup>th</sup> day of April, 2014.

*Jode L. Weidmann*  
Notary Public  
Print Name: Jode L. Weidmann  
Commission Expires: 4.29.2016



20140508000139480 2/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 03:01:25 PM FILED/CERT