

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

**\$100,152.00 of the consideration is paid  
by a Purchase Money Mortgage filed  
simultaneously herewith.**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Two Thousand and no/100 Dollars (\$102,000.00)** and other good and valuable consideration to the undersigned grantors,

**Amanda Kelly Alexander nka Amanda Kelly Alexander Anderson and husband, Tim Anderson**

in hand paid by the grantee,

**Daphne Glover**

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 55, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to:**

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the grantee acquires for value of record the estate or interest or mortgage thereon.**
- 2. All taxes for the year 2014 and subsequent years, a lien not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Easements or claims of easements, not shown by the public records.**
- 6. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.**
- 7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.**
- 8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.**
- 9. Restrictions, public utility easements, and building setback lines as shown on recorded**

map and survey of Chanda Terrace, Third Sector, recorded in Map Book 10, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

listed.

11. Transmission line permits to Alabama Power Company in Deed Book 315, Page 207; Deed Book 333, Page 706; Deed Book 179, Page 375; Deed Book 108, Page 378; Real Book 142, Page 213; Deed Book 108, Page 378; Real Volume 142, Page 213 and Real Volume 145, Page 703.

12. Right-of-way granted to Alabama Power Company by instrument recorded in Real 142, Page 213.

13. Agreement with Alabama Power Company as to underground cables recorded in Real Volume 138, Page 625.

14. Agreement with Alabama Power Company as recorded in Real Volume 140, Page 716.

15. Agreement with Alabama Power Company and U.S. Pipe & Foundry as recorded in Deed Book 264, Page 28.

16. Covenants, conditions and restrictions as set forth in Real Volume 138, Page 49.

TO HAVE AND TO HOLD, to the said grantee, **Daphne Glover** and her heirs, successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 6th day of May, 2014.

WITNESS:

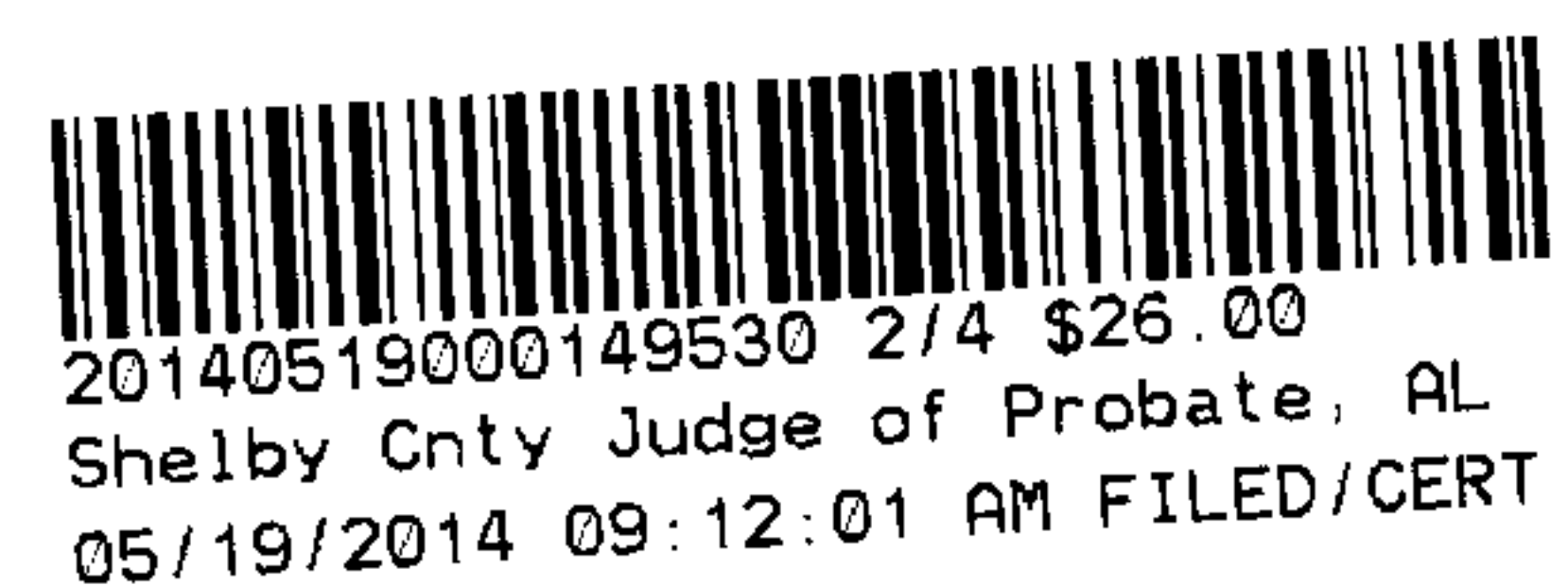
\_\_\_\_\_

  
Amanda Kelly Alexander Anderson

\_\_\_\_\_

  
Tim Anderson

*Notary and Acknowledgement on next page*

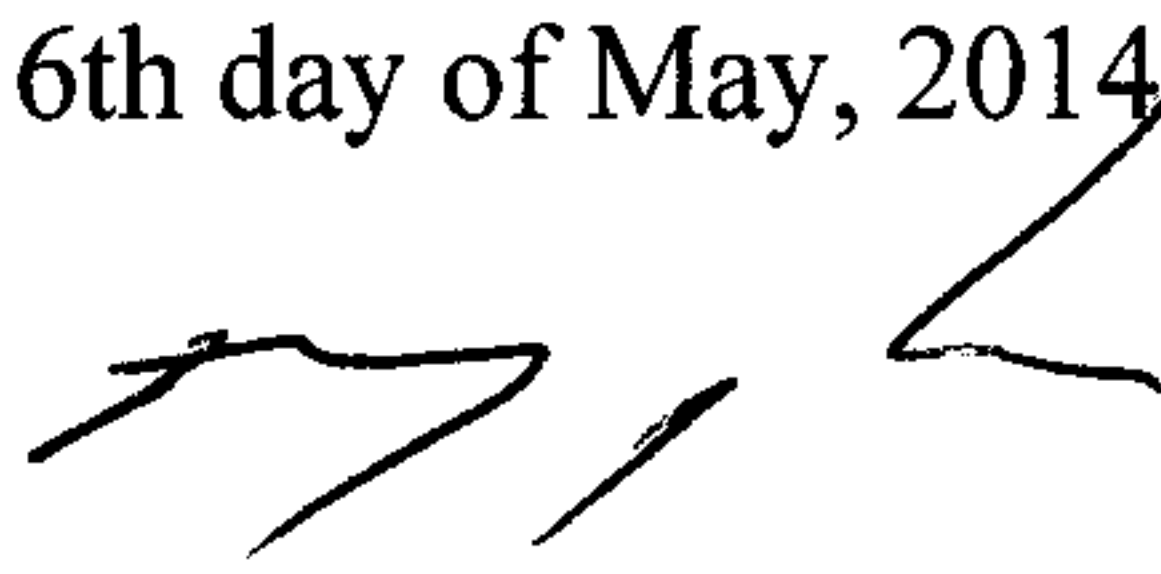




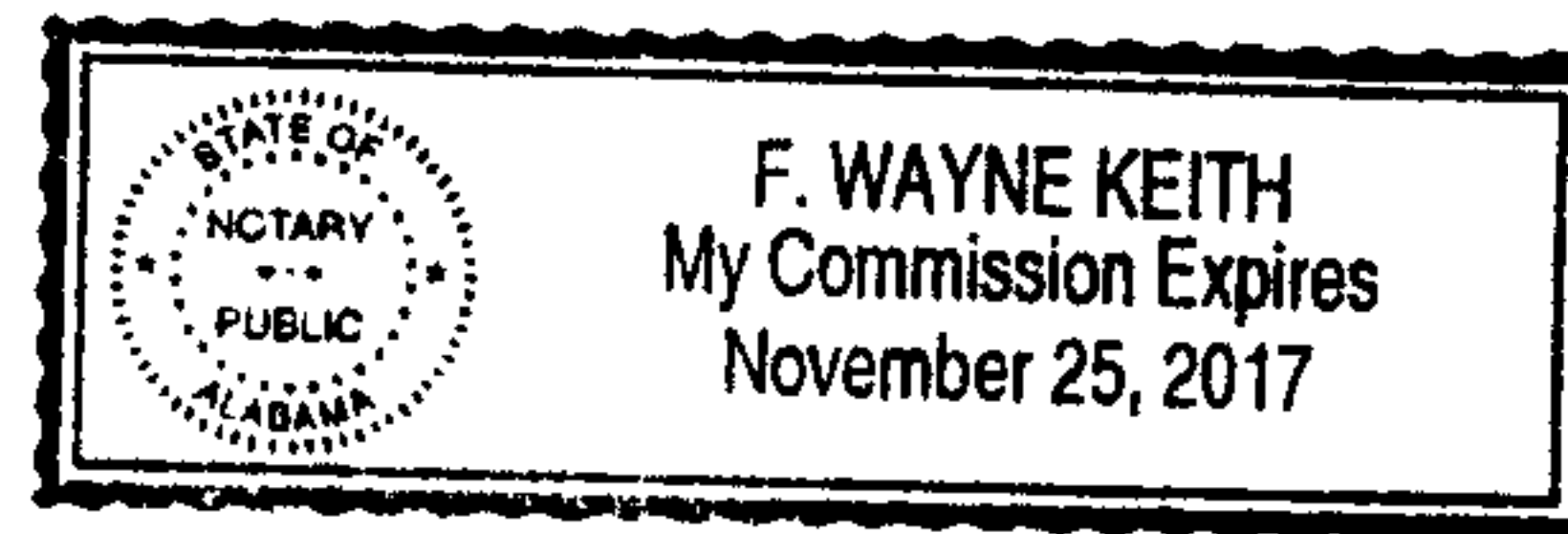
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Amanda Kelly Alexander Anderson and Tim Anderson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of May, 2014.



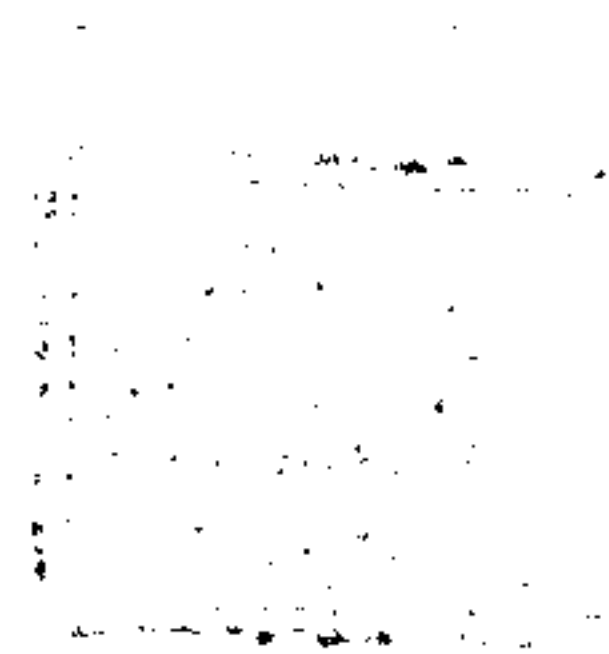
Notary Public



SEND TAX NOTICE TO:  
Daphne Glover  
2593 N. Chandalar Lane  
Pelham, Alabama 35124



20140519000149530 3/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/19/2014 09:12:01 AM FILED/CERT



### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantors' Name: Amanda Kelly Alexander Anderson and Tim Anderson

Mailing Address : 4307 Tree Crossings Parkway  
Hoover, Alabama 35244

Grantees' Name: Daphne Glover

Mailing Address: 1208 Inverness Cliffs  
Birmingham, Alabama 35242

Property Address: 2593 N. Chandalar Lane  
Pelham, Alabama 35124

Date of Transfer: May 6, 2014

Total Purchase Price \$102,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
x Sales Contract  
x Closing Statement

Appraisal  
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: May 6, 2014

Sign Amanda Kelly Alexander Anderson  
x verified by Amanda Kelly Alexander Anderson-grantor

Sign Tim Anderson  
x verified by Tim Anderson-grantor

Sign Daphne Glover  
x verified by Daphne Glover-grantee

