

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
KRISTI M. KEY
116 PARK PLACE CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20140603000166990 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
06/03/2014 11:51:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$118,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, IDA MAE TUCKER, an unmarried woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto KRISTI M. KEY, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 12, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable until October 1, 2014.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1993-24491 and Instrument No. 1993-24580 in the Probate Office. Note: Any reference herein made as to restrictions and/or restrictive covenants, the following language is intended to be included, as if said language was set forth after each exception thereof omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant: (a) is exempt under Chapter 42, Section 3607, of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. A 20 foot building setback line from Park Place Circle as recorded in Map Book 17, Page 83 in the Probate Office.
4. A 10 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 17, Page 83 in the Probate Office.
5. Transmission Line Permits granted to Alabama Power Company by instrument(s) recorded in Real 84, Page 189, Deed Book 126, Page 172, and Deed Book 333, Page 385 in the Probate Office.
6. Easement(s) granted to Plantation Pipe Line by instrument(s) recorded in Deed Book 210, Page 150 and Real Book 195, Page 649 in the Probate Office.
7. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 216, Page 584 in the Probate Office.
8. Easement(s) to American Telephone Company as shown and recorded in Real Book 194, Page 332 in Probate Office.
9. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 1993-24580 in Probate Office.
10. Right(s) of Way(s) granted to Southern Natural Gas by instrument(s) recorded in Deed Book 88, Page 557 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30TH day of MAY, 2014.

Ida Mae Tucker (L.S.)
IDA MAE TUCKER

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IDA MAE TUCKER, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of MAY, 2014.

Alaine G. Lowe
Notary Public
My Commission Expires: 10/31/2015


20140603000166990 2/3 \$138.00
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Grantor's Name:
IDA MAE TUCKER
Mailing Address:
101 Plateau Road
Montevallo, AL 35115

Property Address:
116 Park Place Circle
Alabaster, AL 35007

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
KRISTI M. KEY
Mailing Address:
116 PARK PLACE CIRCLE
ALABASTER, ALABAMA 35007

Date of Sale: MAY 30TH, 2014
Total Purchase Price: \$118,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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