

Send tax notice to:

ANDREW HALL
1690 HUGHES RD
COLUMBIANA, AL, 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014332



20140808000248270 1/3 \$162.50
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:36 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars (\$142,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JUSTIN DALE GLASS AND WIFE, MELISSA GLASS **whose mailing address** is: 109 Goodwin Street, Columbiana, AL 35051 (hereinafter referred to as "Grantors") by ANDREW HALL and EMILY HALL **whose mailing address is: 1690 Hughes Road, Columbiana AL 35051** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANDY ROAD RIGHT OF WAY.
3. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA RECORDED IN INSTRUMENT NO. 1996-22764.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRILIVELGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$135,375.00 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 Grantees, 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 5th day of August, 2014.

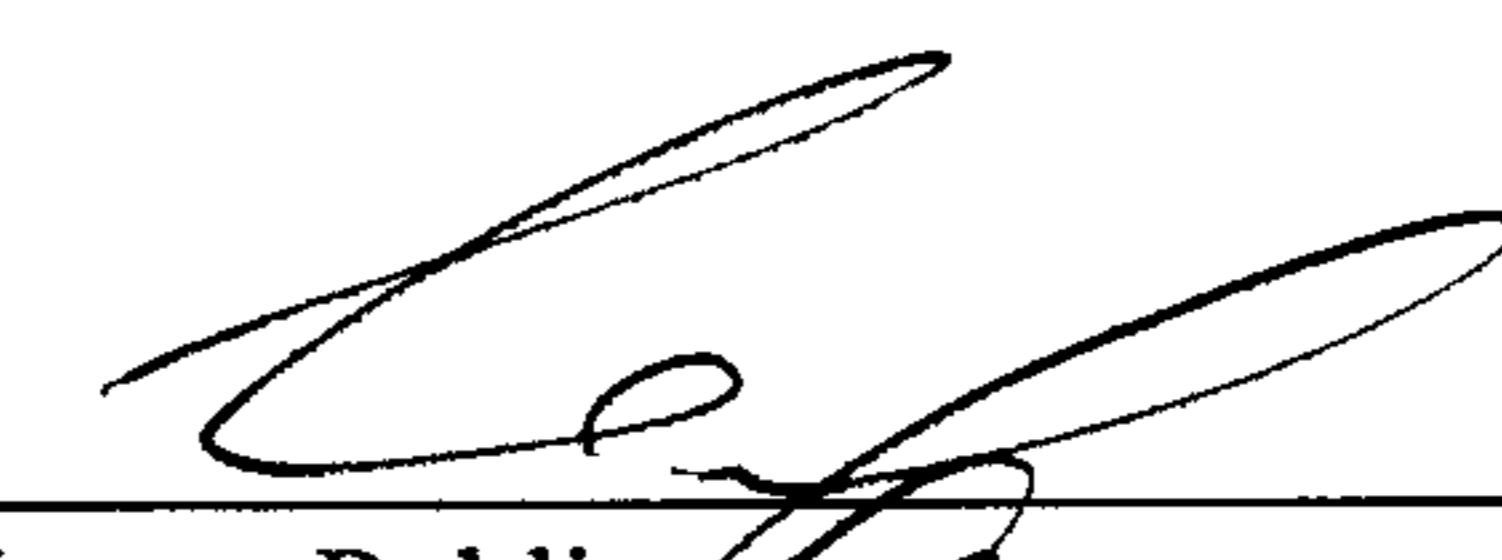

JUSTIN DALE GLASS

MELISSA GLASS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JUSTIN DALE GLASS AND MELISSA GLASS, 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, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2014.



Notary Public
Print Name: 
Commission Expires:

8-30-16


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EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 30, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 88 degrees 07' 55" West, 320.09 feet to the center of a chert road; thence North 46 degrees 59' 05" East, 188.53 feet along center of said chert road; thence North 32 degrees 08' 05" East, 154.87 feet along center of said chert road; thence North 18 degrees 24' 05" East 140.86 feet along center of said chert road; thence North 22 degrees 40' 45" East, 149.97 feet along center of said chert road; thence South 0 degrees 01' 14" West 544.23 feet to point of beginning.

