

Send tax notice to:

NICOLE M. FENDERSON
930 5th COURT NW
ALABASTER, AL, 35007

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

2014526


20141103000345960 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:19:51 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EDWIN E. HOOD AND THERESA M. HOOD, HUSBAND AND WIFE **whose mailing address** is: 112 AARONVALE CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by NICOLE M. FENDERSON **whose mailing address** is: **930 5th COURT NW, 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 29, ACCORDING TO THE SURVEY OF HAMLET, 5TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 70, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

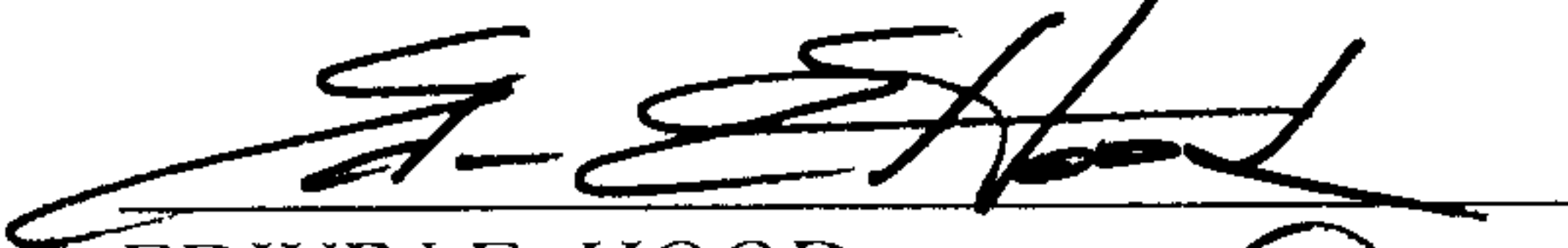
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON THE SURVEY OF HAMLET, 5TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 70, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. 13 EASMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323; BOOK 236, PAGE 829 AND INSTRUMENT NO. 20050204000058230, IN SAID PROBATE OFFICE.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 321, PAGE 509; DEED BOOK 134, PAGE 209 AND DEED BOOK 220, PAGE 329, IN SAID PROBATE OFFICE.
4. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 271, PAGE 732, IN SAID PROBATE OFFICE.
5. RIGHT OF WAY TO PLANTATION PIPELINE RECORDED IN DEED BOOK 112, PAGE 322 AND MISC. BOOK 35, PAGE 51, IN SAID PROBATE OFFICE.
6. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 31, PAGE 509 AND VOLUME 271, PAGE 732, IN SAID PROBATE OFFICE.

\$155,200.00 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 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 30th day of SEPTEMBER, 2014.


EDWIN E. HOOD

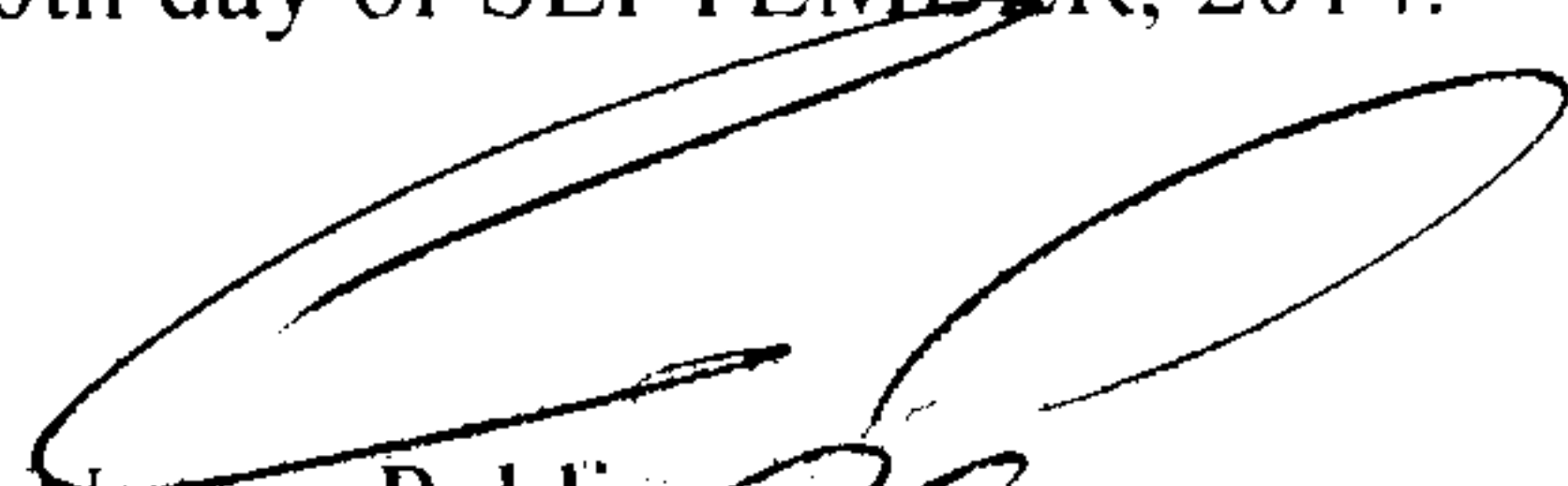
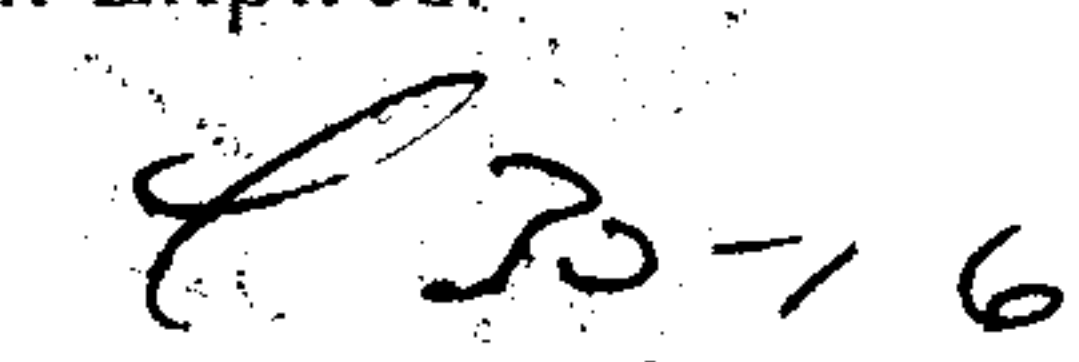
THERESA M. HOOD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWIN E. HOOD AND THERESA M. HOOD, 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 30th day of SEPTEMBER, 2014.

[NOTARIAL SEAL]


Notary Public
Print Name: 
Commission Expires: 


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