

Send tax notice to:

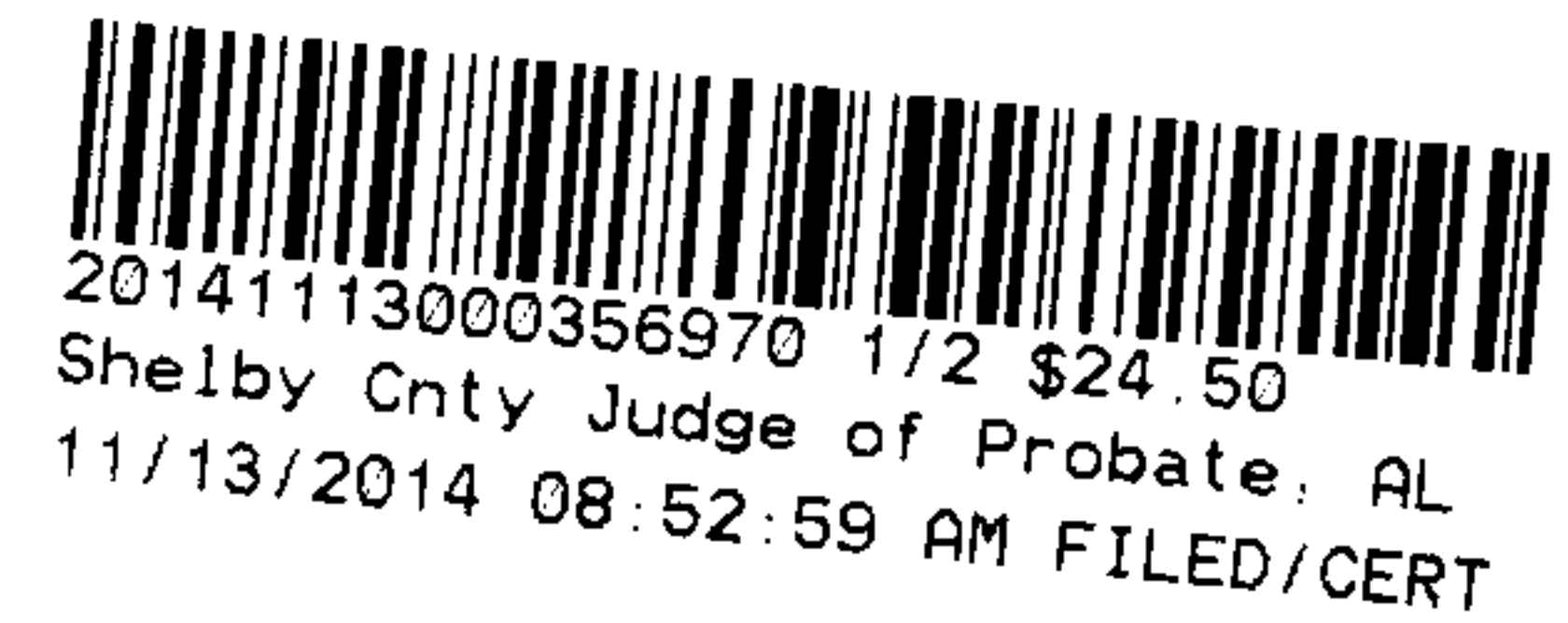
VERONICA BARNES  
116 CHANDLER DR  
ALABASTER, AL, 35007

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

2014565

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand Five Hundred and 00/100 Dollars (\$202,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID H. JUHOLA and SAUNDRA F. JUHOLA, HUSBAND AND WIFE **whose mailing address is:**

2601 SW 20<sup>th</sup> Circle, Ocala FL 34471

(hereinafter referred to as "Grantors") by VERONICA BARNES **whose mailing address is:** 116 CHANDLER DR, 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 158, ACCORDING TO THE SURVEY OF WEATHERLY CHANDLER, SECTOR 16, AS RECORDED IN MAP BOOK 19, PAGE 151, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 296, PAGE 267 AND REAL 263, PAGE 483, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1995-13054, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.

\$195,741.00 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 27th day of October, 2014.

  
\_\_\_\_\_  
DAVID H. JUHOLA

  
\_\_\_\_\_  
SAUNDRA F. JUHOLA

STATE OF ALABAMA  
COUNTY OF SHELBY

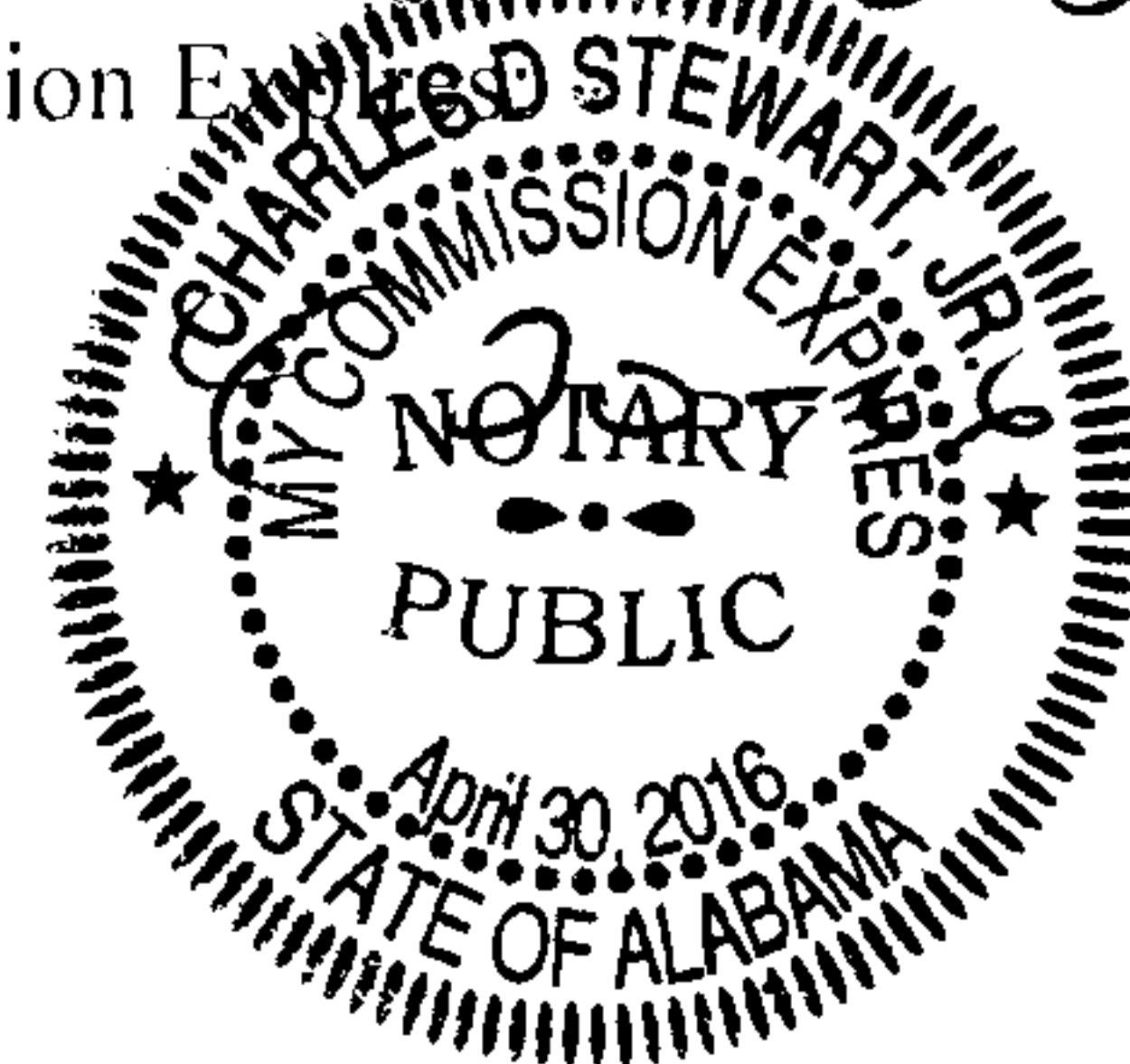
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID H. JUHOLA and SAUNDRA F. JUHOLA, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2014.

  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires



20141113000356970 2/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
11/13/2014 08:52:59 AM FILED/CERT