

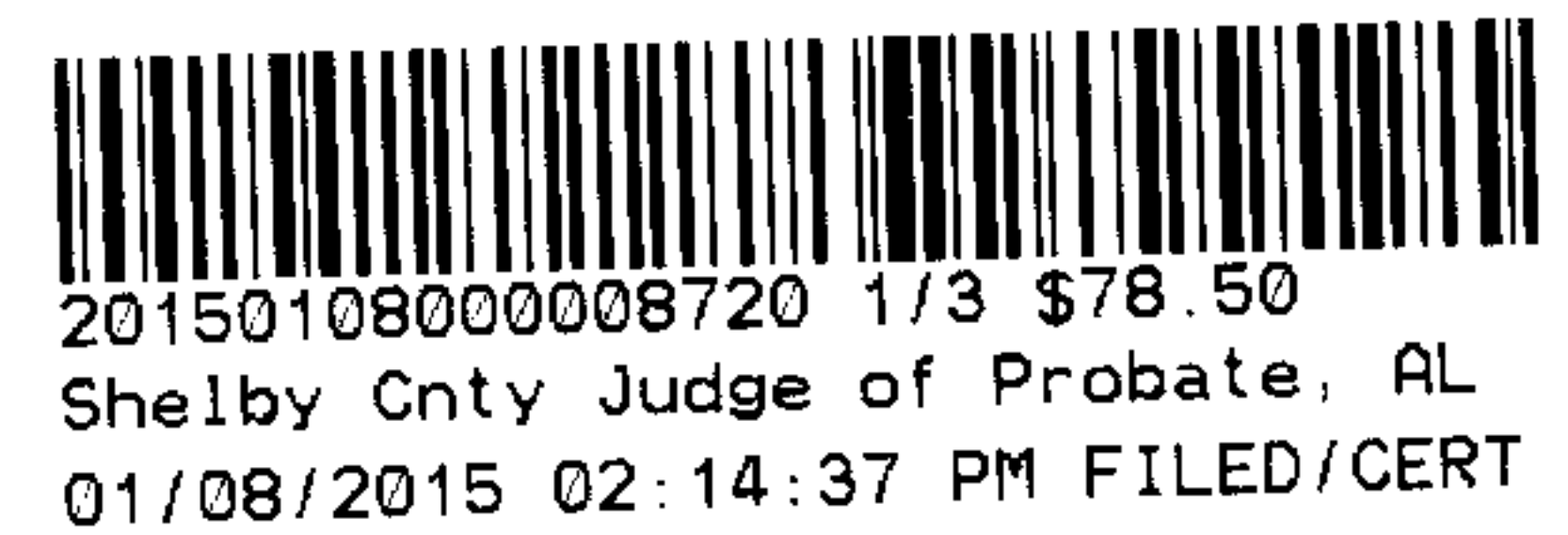
Send tax notice to:
MARK ASHLEY THOMPSON
2005 KINGSTON COURT
CHELSEA, AL 35043

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

2014657

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-One Thousand and 00/100 Dollars (\$291,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SCOTTY D. BRANTLEY, AN UNMARRIED MAN and CHERYL L. BRANTLEY, AN UNMARRIED WOMAN **whose mailing address is:** 1059 Emerald Ridge Dr, Calera AL 35040 (hereinafter referred to as "Grantors") by MARK ASHLEY THOMPSON and JULIE ANN THOMPSON **whose mailing address is:** 2005 KINGSTON COURT, CHELSEA, AL, 35043 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:

LOT 1-52, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK, FIRST SECTOR, PHASE III, AS RECORDED IN MAP BOOK 36, PAGE 34 IN THE OFFICE OF THE JUDGE OF PROBATE 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. RESTRICTIONS ON MAP BOOK 36, PAGE 34.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20041014000566950 AND INSTRUMENT NO. 20060605000263850, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 20040816000457750.
5. CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS AS RECORDED IN INSTRUMENT NO. 20041228000703990, IN SAID PROBATE OFFICE.
6. ARTICLES OF INCOPORATION OF THE CHELSEA PARK IMPROVEMENT DISTRICT ONE, AS RECORDED IN INSTRUMENT NO. 20041223000699620 AND NOTICE OF FINAL ASSESSMENT OF DISTRICT ONE AS RECORDED IN INSTRUMENT NO. 20050209000065520.

Shelby County, AL 01/08/2015
State of Alabama
Deed Tax: \$58.50

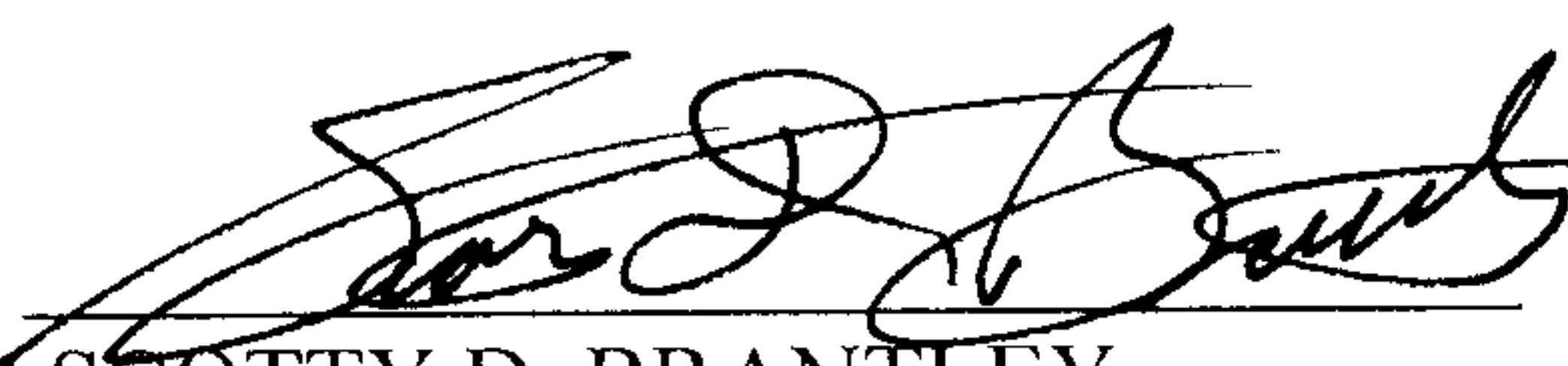
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OF DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 244, PAGE 587, INSTRUMENT NO. 1997-9552 AND INSTRUMENT NO. 2000-94450 AND CORRECTED IN INSTRUMENT NO. 2004-27341, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20040922000521690, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. COVENANTS RELEASING PREDECESSOR IN TITLE FORM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN INSTRUMENT NO. 20040922000521690 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.
10. RIGHT OF WAY EASEMENT AS RECORDED IN INSTRUMENT NO. 2000-4454.
11. EASEMENT AS RECORDED IN DEED BOOK 253, PAGE 324.
12. DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20050203000056210.
13. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20030815000539670.
14. EASEMENT TO TOWN OF CHELSEA AS RECORDED IN INSTRUMENT NO. 20040107000012460, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. CONSERVATION EASEMENT AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20031222000822880; INSTRUMENT NO. 20041228000703980 AND INSTRUMENT NO. 20041228000703990.
16. RIGHT OF WAY TO BELLSOUTH AS RECORDED IN INSTRUMENT NO. 2005092300496730, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
17. EASEMENT OF VARIABLE WIDTH ALONG EAST LINE AS PER PLOT.

\$232,800.00 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.


20150108000008720 2/3 \$78.50
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:37 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 23rd day of December, 2014.

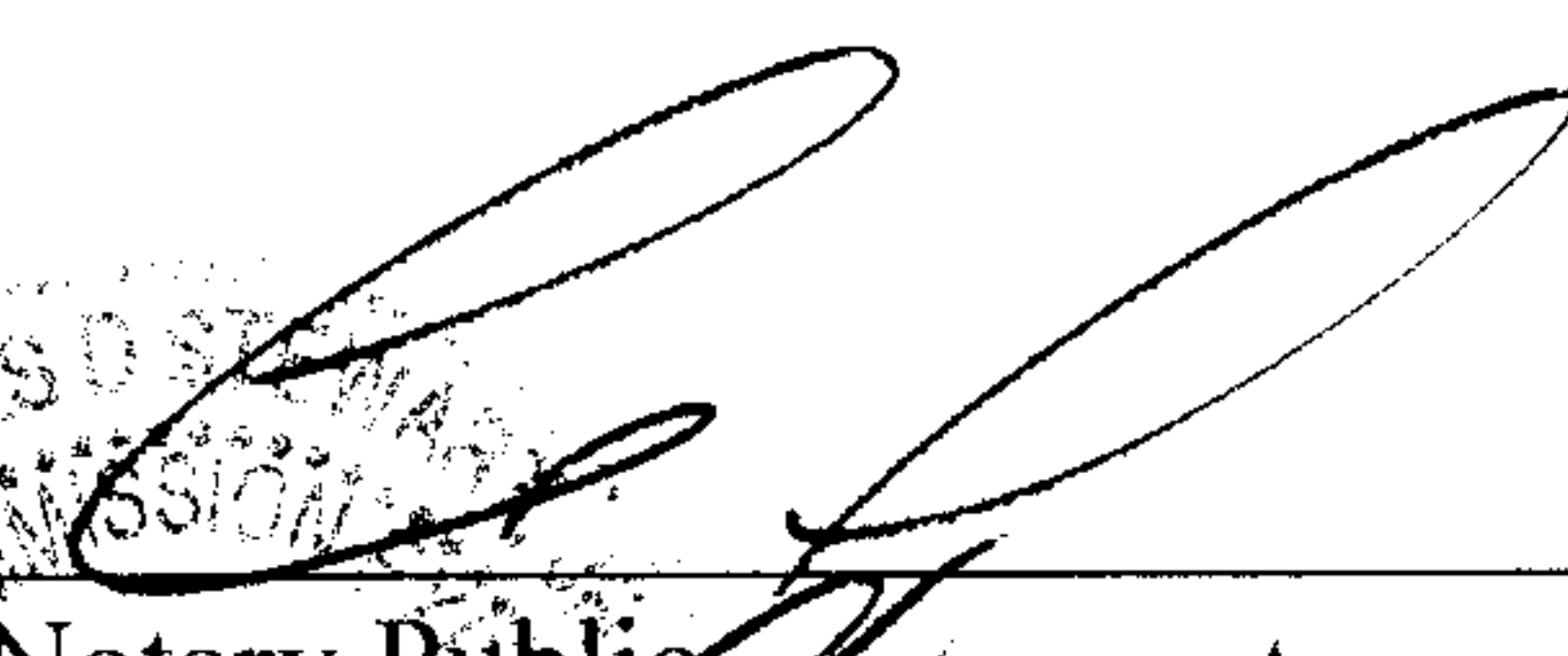
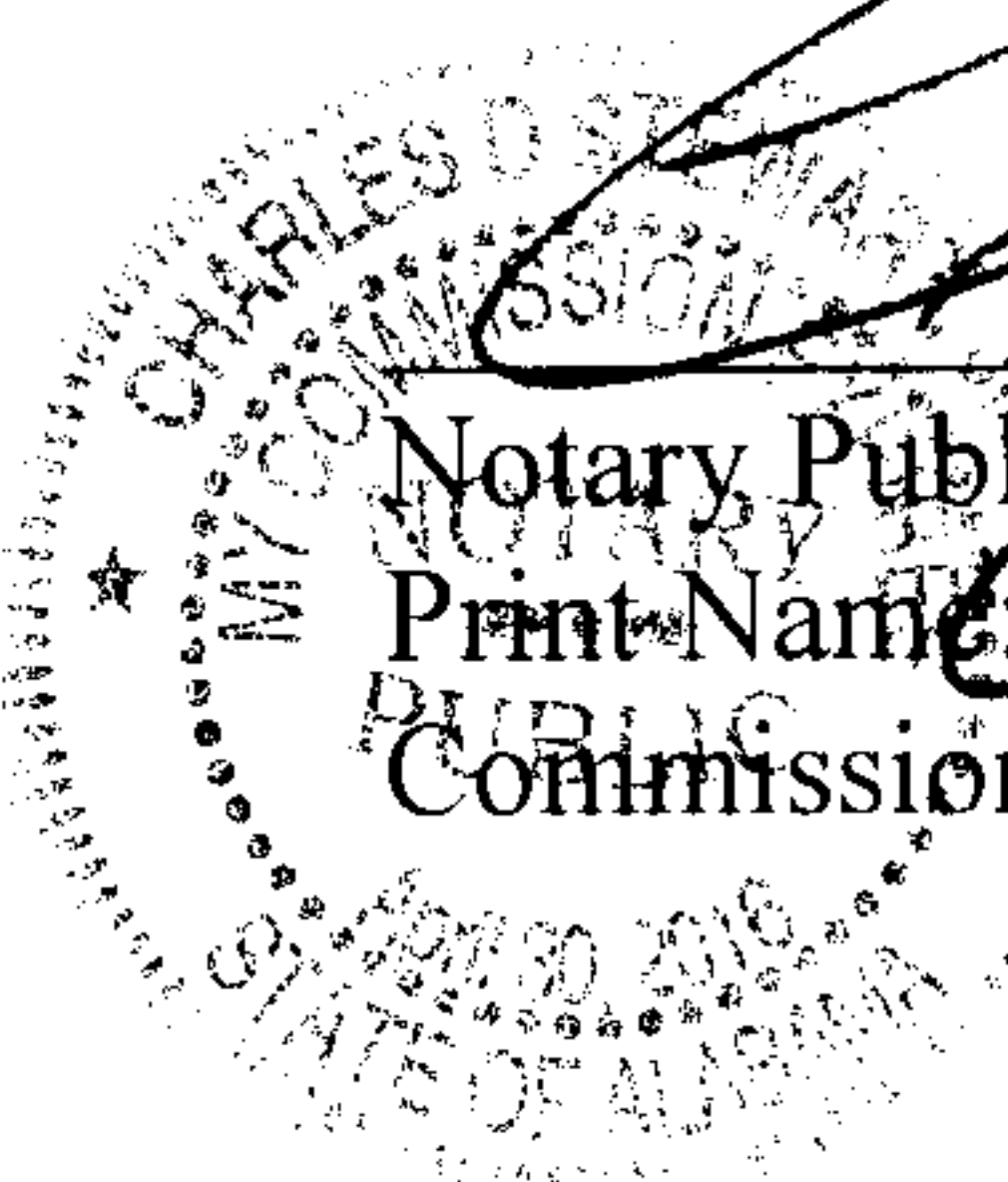

SCOTTY D. BRANTLEY



CHERYL L. BRANTLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SCOTTY D. BRANTLEY and CHERYL L. BRANTLEY whose name(s)
is/are signed to the foregoing instrument, and who is/are 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 23rd day of December, 2014.


Notary Public
Print Name: Charles D. Spawnt, Jr.
Commission Expires: 3-3-16



20150108000008720 3/3 \$78.50
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:37 PM FILED/CERT