

Send tax notice to:


PATRICIA BROUSSARD
106 LAKE DAVIDSON LANE
HELENA, ALABAMA, 35080

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

2014666

WARRANTY DEED


20150108000008820 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:47 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand and 00/100 Dollars (\$19,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STACI L. RAGSDALE, A SINGLE INDIVIDUAL **whose mailing address is:** 4149 OLD CAHABA PARKWAY, HELENA, AL 35080 (hereinafter referred to as "Grantors") by PATRICIA BROUSSARD **whose mailing address is:** 106 LAKE DAVIDSON LANE, HELENA, ALABAMA 35080 (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 1884, ACCORDING TO THE SURVEY OF OLD CAHABA V THIRD ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

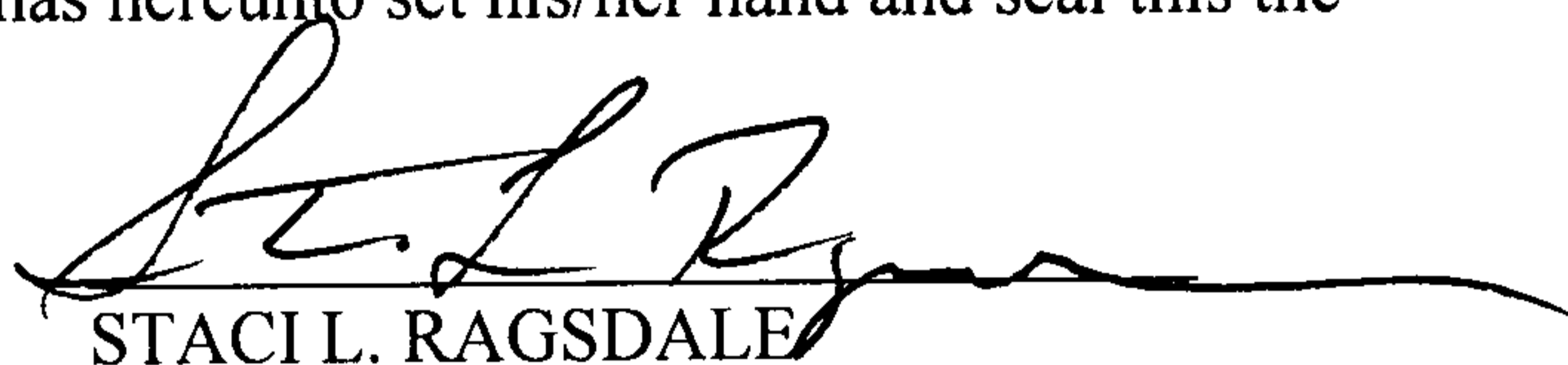
SUBJECT TO:

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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY ADVERSE CLAIM TO ANY PORTION OF SSAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACCRETED TO ASNY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
6. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
7. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM RIVER CREST WAY, AS SHOWN PER PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 10 FEET ALONG THE REAR AND AN IRREGULAR EASEMENT WITHIN THE BUILDING SETBACK LINE ALONG RIVER CREST WAY.
9. RESTRICTIONS LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER CO. AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69 AND DEED BOOK 156, PAGE 203, IN PROBATE OFFICE.
11. EASEMENT GRANTED TO SHELBY COUNTY AS SET OUT IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16 AND BOOK 156, PAGE 203, IN THE PROBATE OFFICE.

\$0.00 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 19th day of December, 2014.


STACI L. RAGSDALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACI L. RAGSDALE, 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.

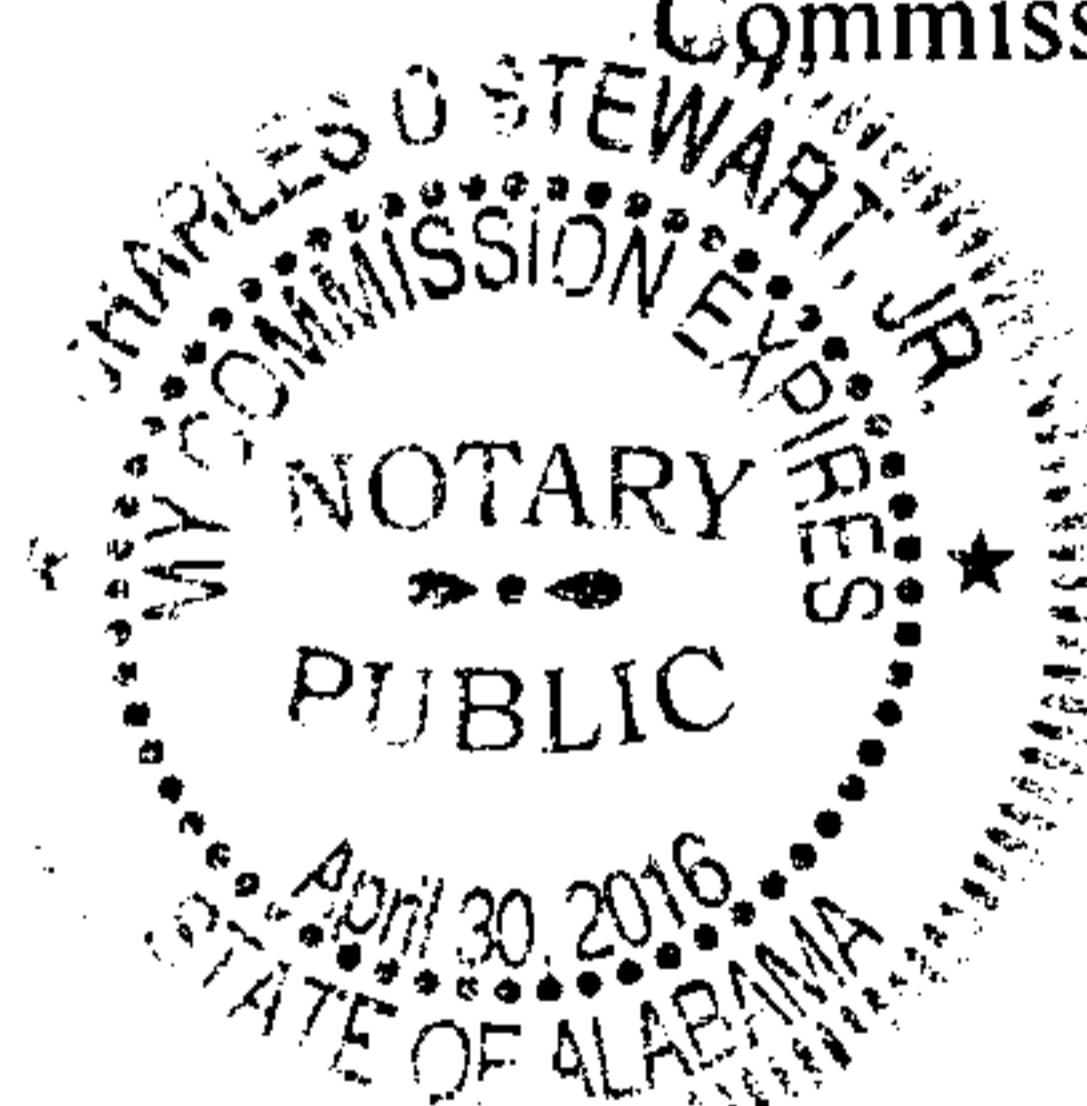
Given under my hand and official seal this the 19th day of December, 2014.



Notary Public

Print Name:

Commission Expires:

4-30-16




20150108000008820 2/2 \$36.00
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