

Send tax notice to:
GEORGE M. GOULD
5057 5-57 Pinehurst Terrace
Birmingham, AL 35242

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

2015091T

WARRANTY DEED


20150309000071940 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
03/09/2015 11:40:08 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Four Thousand and 00/100 Dollars (\$224,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LINDA GAIL ASHE, A SINGLE INDIVIDUAL **whose mailing address** is: 3615 Courtyard Lane Birmingham, AL 35216 (hereinafter referred to as "Grantors") by GEORGE M. GOULD and MARISSA J. GOULD **whose mailing address** is: 5057 5-57 Pinehurst Terrace, Birmingham, AL, 35242 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 90, according to the Survey of Southern Pines, Second Sector, as recorded in Map Book 7, page 12, 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.
3. Subject to all matters as set forth as shown on the plat as recorded in Map Book 7, Page 12 of the Probate Records of Shelby County, Alabama.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Building setback line of 50 feet reserved from Shelby Drive and 40 feet from Tall Timer Drive as shown by plat.
6. Public utility easements as shown by recorded plat, including a 10 foot easement on the West and South sides.
7. Right of way granted to South Central Bell recorded in Official Records Book 313, Page 722, of the Probate Records of Shelby County, Alabama.

8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 304, Page 592, Book Misc. 22, Page 283, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

\$179,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

LINDA GAIL ASHE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN INSTRUMENT # 1992-22575 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE VERNON W. ASHE, JR. HAVING DIED ON OR ABOUT MARCH 15, 2013

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.

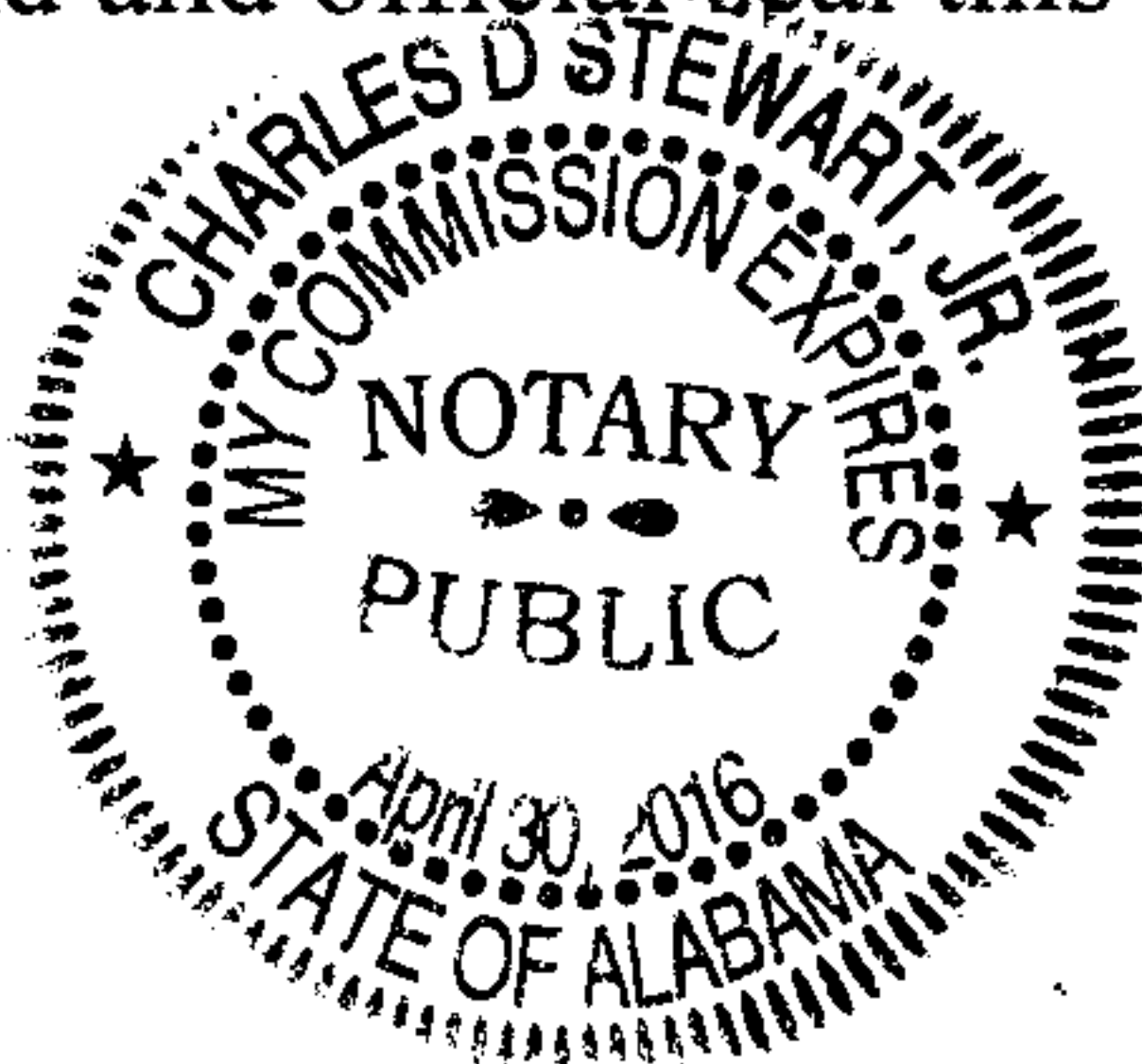
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of February, 2015.

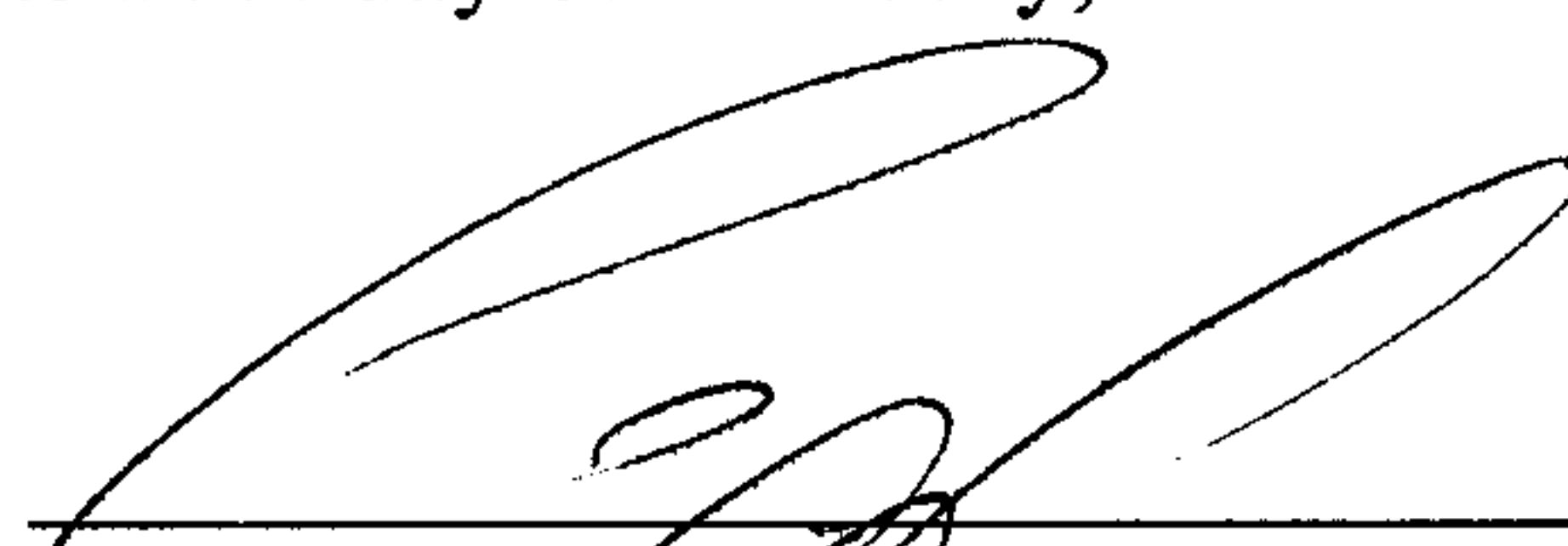

LINDA GAIL ASHE

STATE OF ALABAMA
COUNTY OF SHELBY

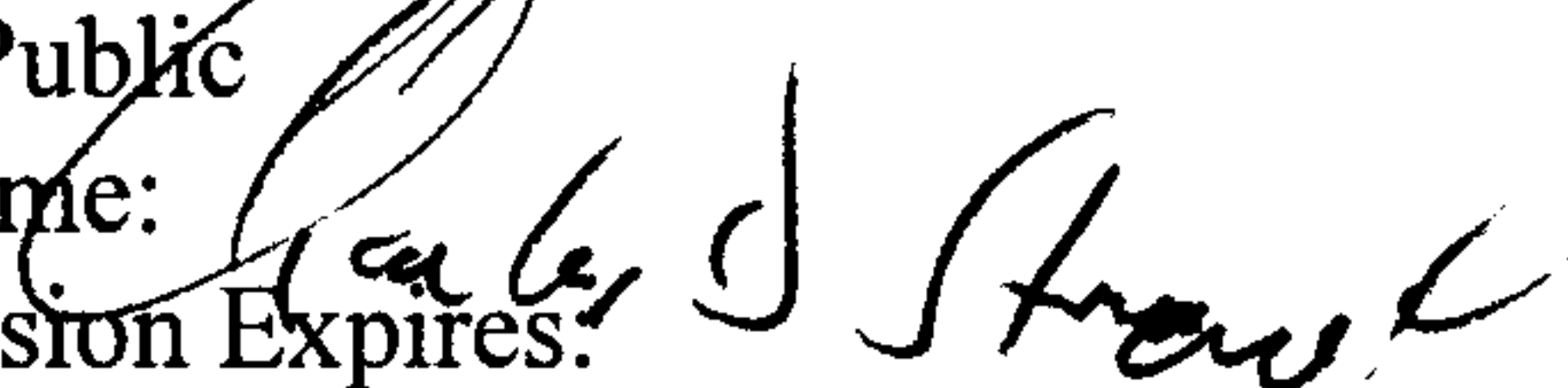
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA GAIL ASHE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2015.




Notary Public

Print Name:

Commission Expires: 




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