


Send tax notice to:
PHYLLIS M. DOBBS
610 PRESTWICK DR
HOOVER, AL 35244

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

2015235

WARRANTY DEED


20150424000133330 1/2 \$149.00
Shelby Cnty Judge of Probate, AL
04/24/2015 12:21:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-One Thousand and 00/100 Dollars (\$131,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, VICKI D. CATCHINGS, AN UNMARRIED WOMAN **whose mailing address is:** 2877 Lamon Chapel Rd, Jasper, AL 35503 (hereinafter referred to as "Grantors") by PHYLLIS M. DOBBS and DANNY R. DOBBS and MICHAEL L. CLARDY **whose mailing address is:** 610 PRESTWICK DR, HOOVER, AL, 35244 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 26, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD, 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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 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 OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. BUILDING SETBACK LINES OF 50 FEET AS RECORDED IN MAP BOOK 39, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION OF PROTECTIVE COVENANTS FOR HEATHERWOOD HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20030411000221760 AND CORRECTED IN INSTRUMENT NO. 20070111000016540 AND FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20100204000035140.
5. 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 BOOK 37, PAGE 537 AND FIRST AMENDMENT AS RECORDED IN
INSTRUMENT NO. 1998-23623, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

\$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 Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

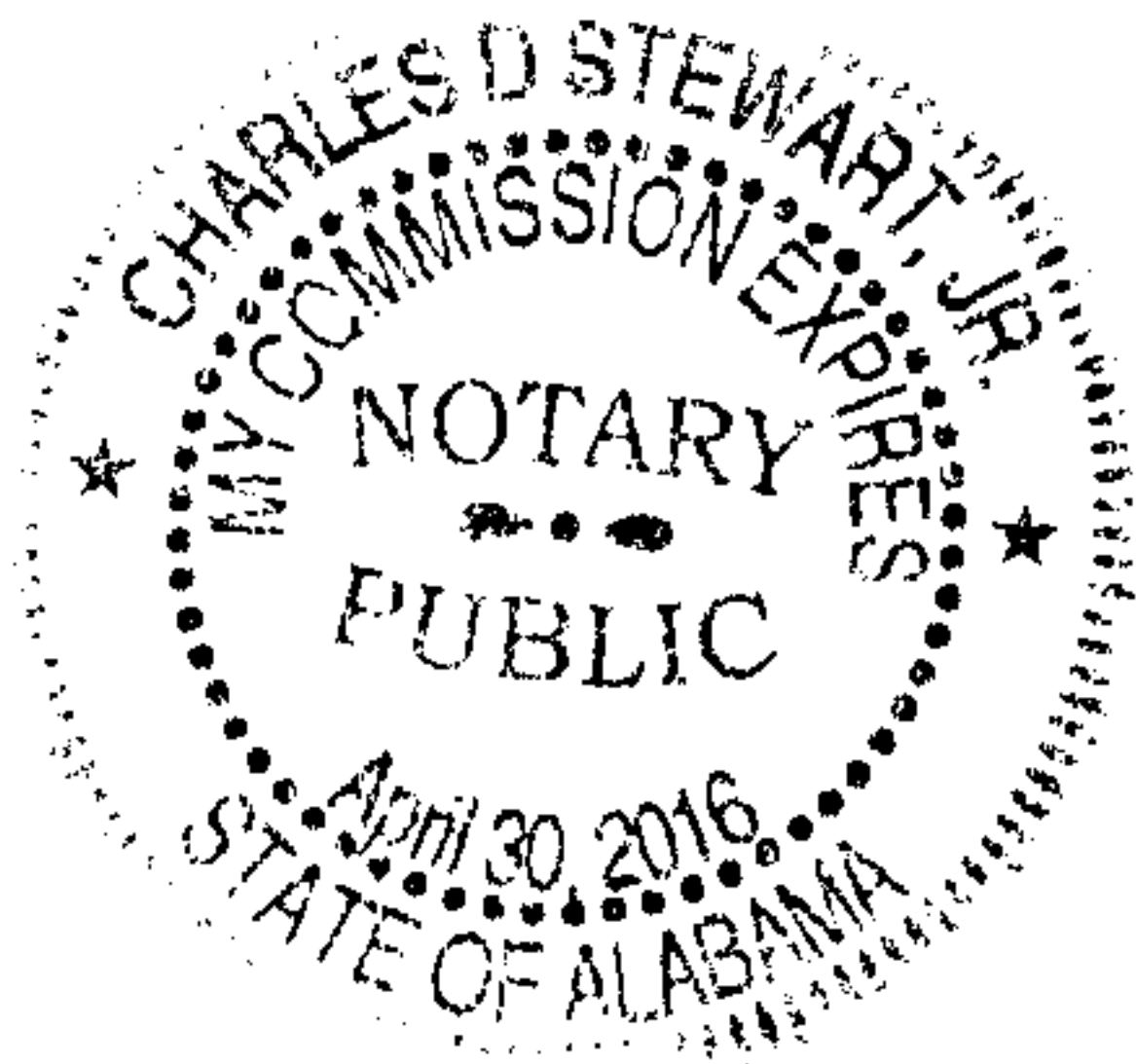
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 20th day of April, 2015.

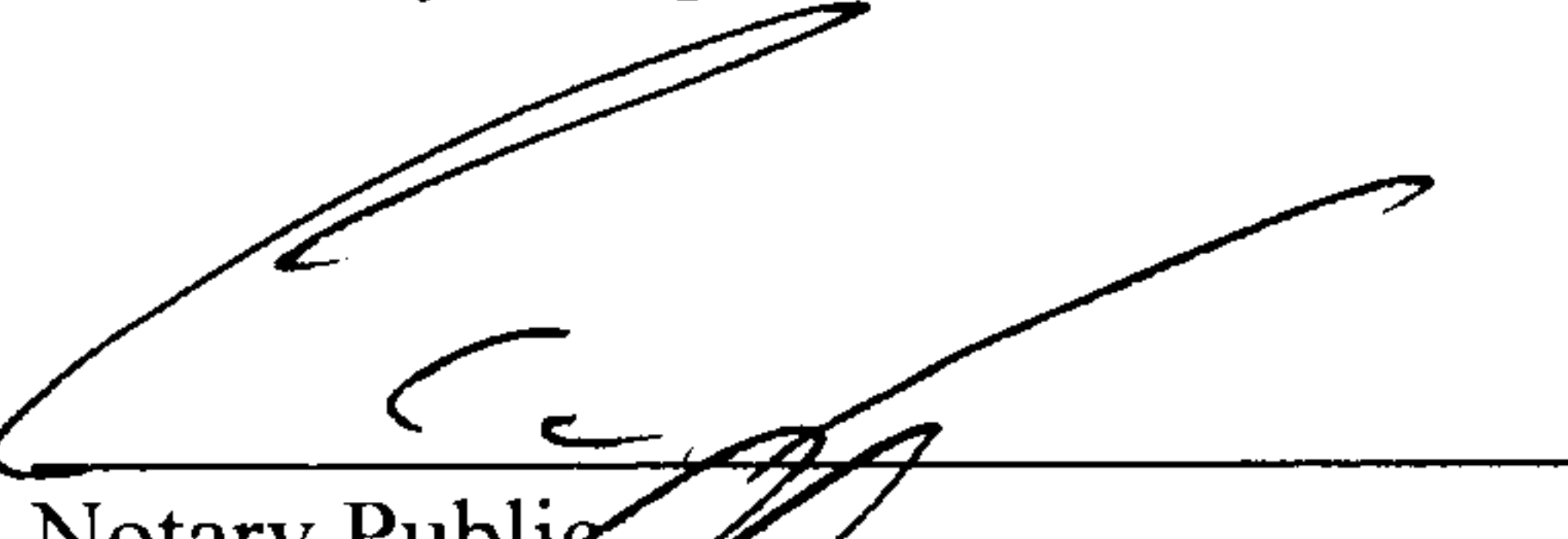
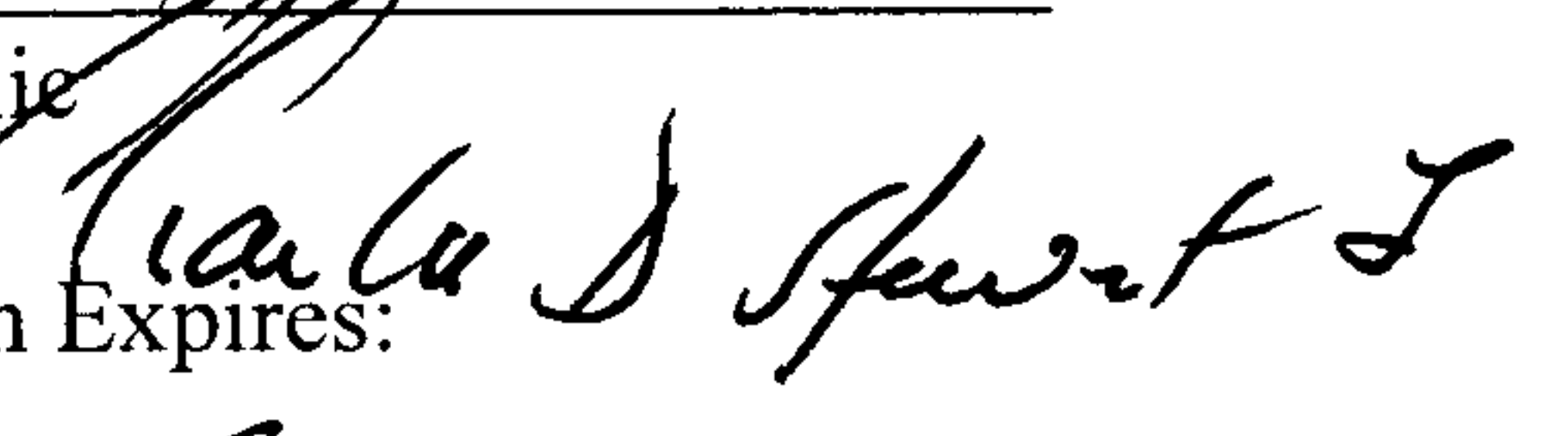
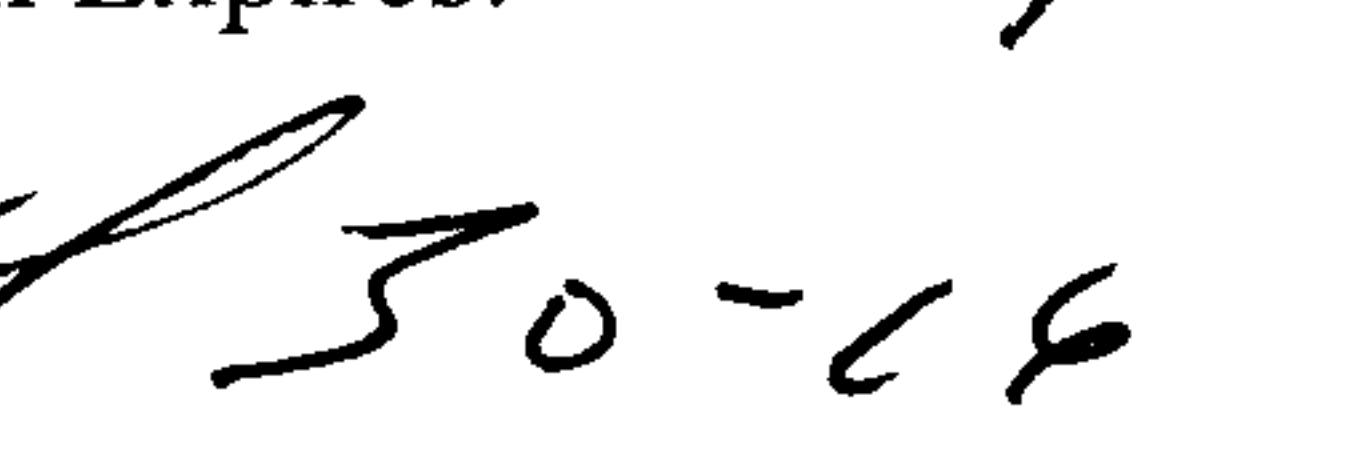

VICKI D. CATCHINGS


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that VICKI D. CATCHINGS 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 20th day of April, 2015.




Notary Public
Print Name: 
Commission Expires: 


20150424000133330 2/2 \$149.00
Shelby Cnty Judge of Probate, AL
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