

Send tax notice to:

FRANCES B. ROTHE
135 STONEHAVEN TRAIL
PELHAM, AL, 35124

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

2015293

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand and 00/100 Dollars (\$139,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, AUBREY B. LAWRENCE, FKA AUBREY BOSARGE, and CHRISTOPHER WILLIAM LAWRENCE, HUSBAND AND WIFE **whose mailing address**

is: 125 Thoroughbred Lane, Alabaster AL 35007
(hereinafter referred to as "Grantors") by FRANCES B. ROTHE **whose mailing address** is: 135 STONEHAVEN TRAIL, PELHAM, AL, 35124 (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:

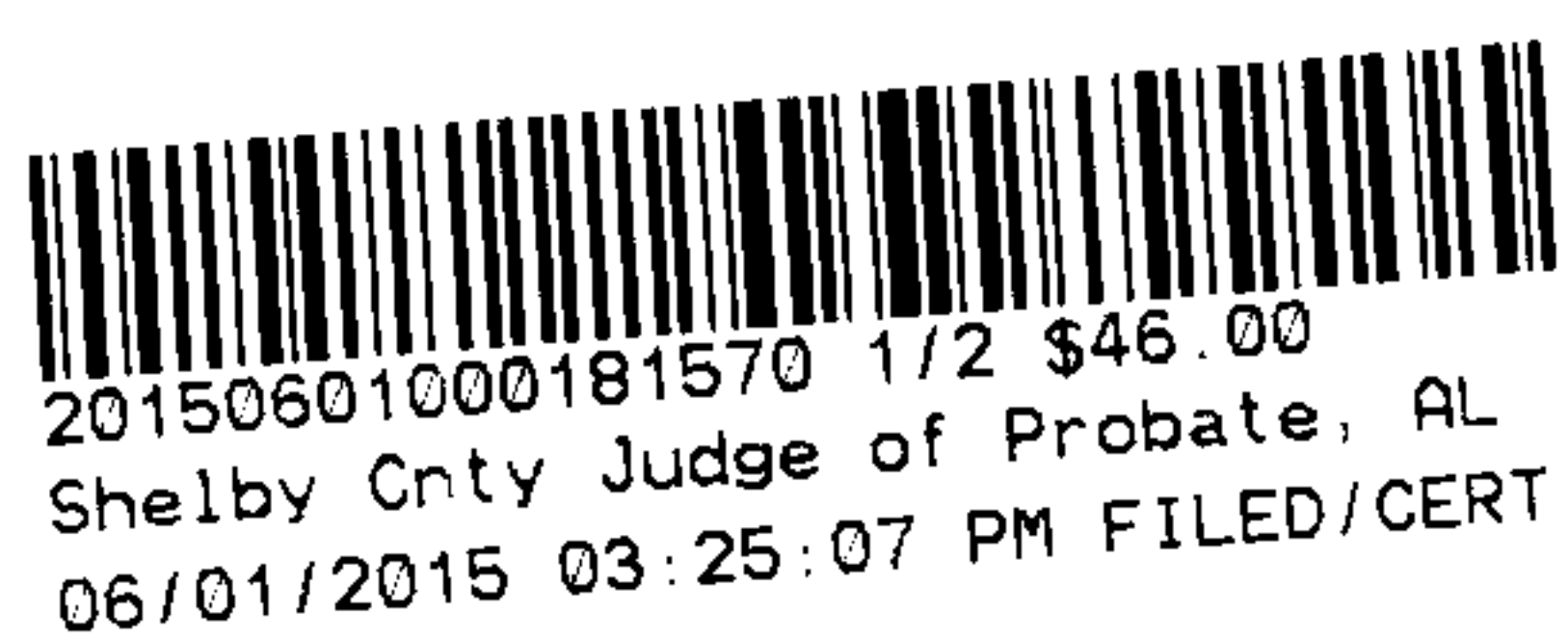
LOT 501, ACCORDING TO THE SURVEY OF RIDGE AT STONEHAVEN, PHASE TWO, AS RECORDED IN MAP BOOK 28, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.
3. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-42070, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 326, PAGE 951, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO COLONIAL PIPELINE COMPANY, RECORDED IN VOLUME 223, PAGE 37 AND VOLUME 220, PAGE 505, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN VOLUME 225, PAGE 226 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
7. RESTRICTIONS AND EASEMENTS REGARDING ALABAMA POWER COMPANY, RECORDED IN INSTRUMENT 2002-18726 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
8. COVENANTS FOR STORM WATER RUN OFF CONTROL RECORDED IN INSTRUMENT 2001-48962

\$111,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

AUBREY B. LAWRENCE AND AUBREY BOSARGE ARE ONE AND THE SAME PERSON.



Shelby County, AL 06/01/2015
State of Alabama
Deed Tax: \$28.00

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 15th day of May, 2015.

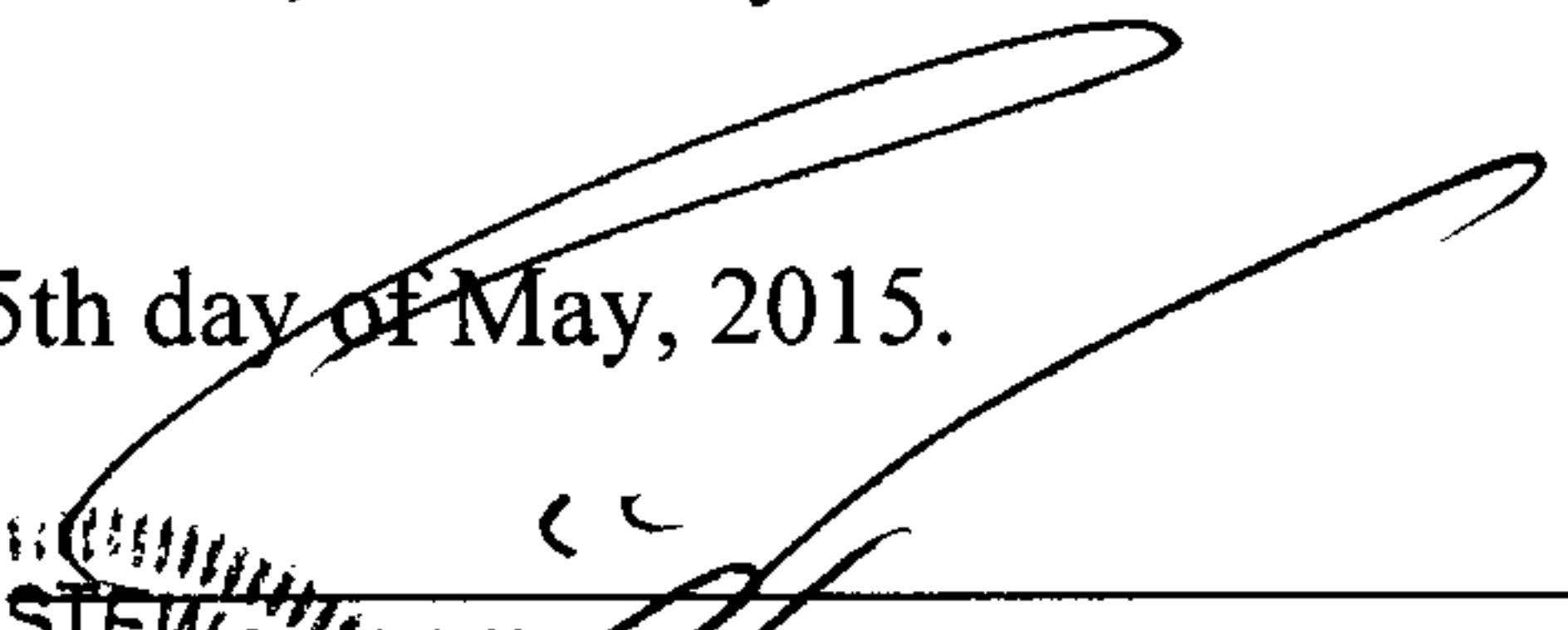
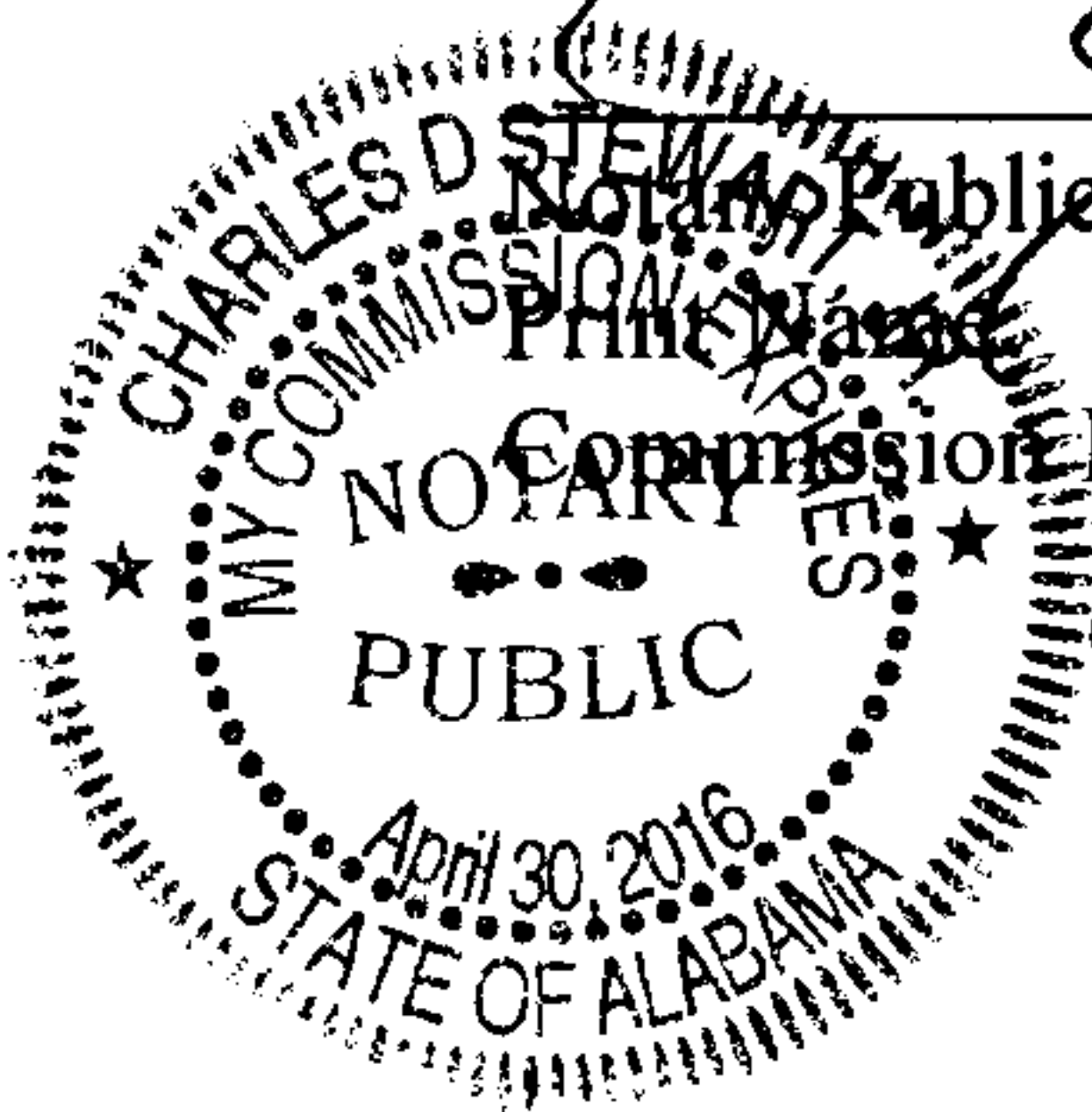

AUBREY B. LAWRENCE

CHRISTOPHER WILLIAM LAWRENCE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AUBREY B. LAWRENCE AND CHRISTOPHER WILLIAM LAWRENCE, 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 15th day of May, 2015.



Charles D. Stewart
Commission Expires: 4-30-16


20150601000181570 2/2 \$46.00
Shelby Cnty Judge of Probate, AL
06/01/2015 03:25:07 PM FILED/CERT