

Send tax notice to:
VICTOR LEWIS
47 ROSE HILL CIRCLE
CALERA, AL 35040

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

2015281

WARRANTY DEED



20150603000183180 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/03/2015 08:28:13 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CURTIS C. LEE and PATRICIA M. LEE, husband and wife **whose mailing address** is: 103 Ridgerun Ct, Madison, AL 35757 (hereinafter referred to as "Grantors") by VICTOR LEWIS and TAMARA LEWIS **whose mailing address** is: 47 ROSE HILL CIRCLE, CALERA, AL, 35040 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 13, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 5, AS RECORDED IN MAP BOOK 16, PAGE 132, 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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN INSTRUMENT NO. 1993-15115 AND INSTRUMENT NO. 1996-15116.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1993-1436 AND INSTRUMENT NO. 1993-3772 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKOLES, 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 MAP BOOK 16, PAGE 132 IN THE PROBATE OFFICE.
5. TITLE TO ALL OIL, GAS AND MINIERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE FO SUCH RIGHTS AS RECORDED IN

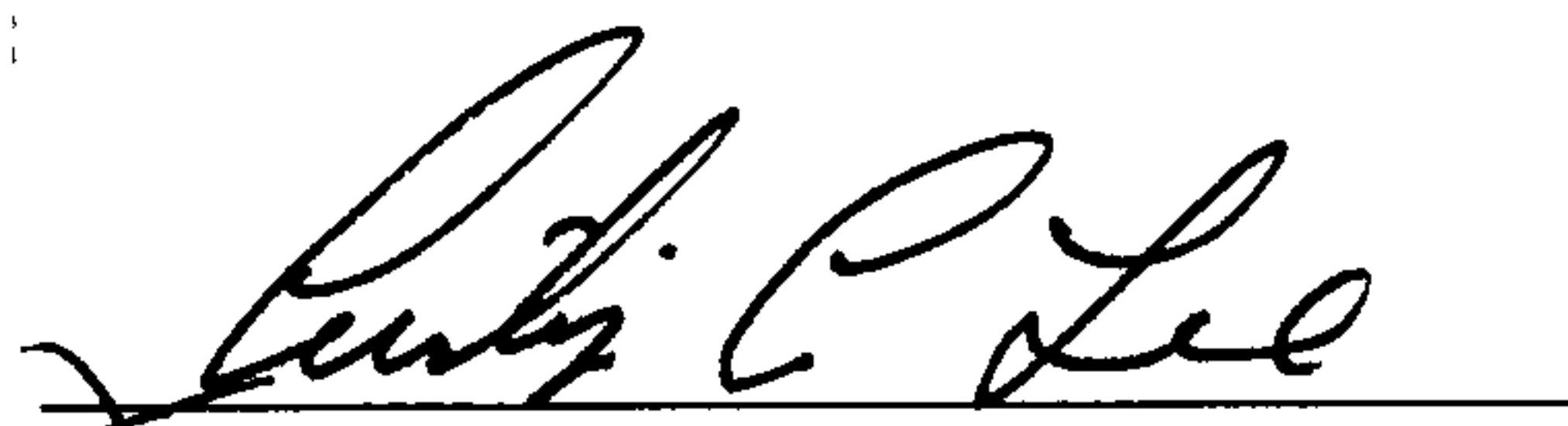
INSTRUMENT NO. 1994-17785, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

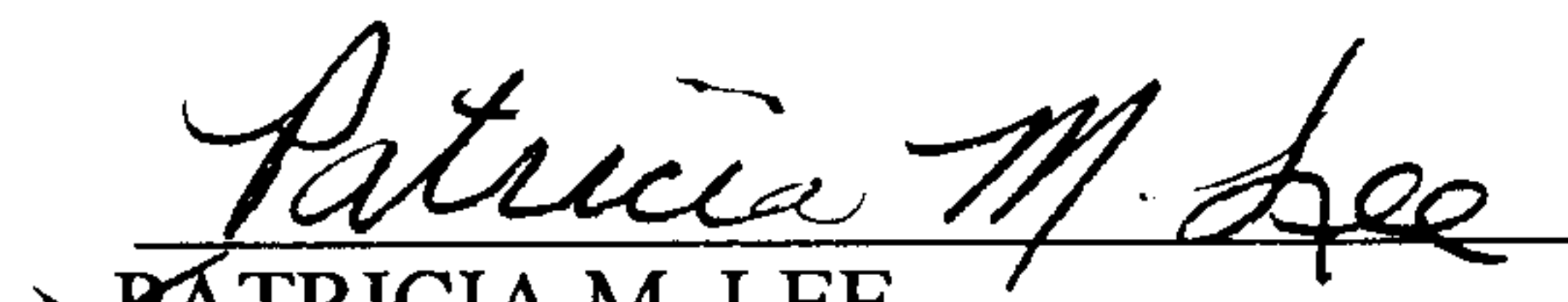
6. SUCH STATE OF FACTS AS SET OUT ON THE SURVEY OF SOUTHERN HILLS, SECTOR 5, AS RECORDED IN MAP BOOK 16, PAGE 132, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$170,905.00 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 May, 2015.

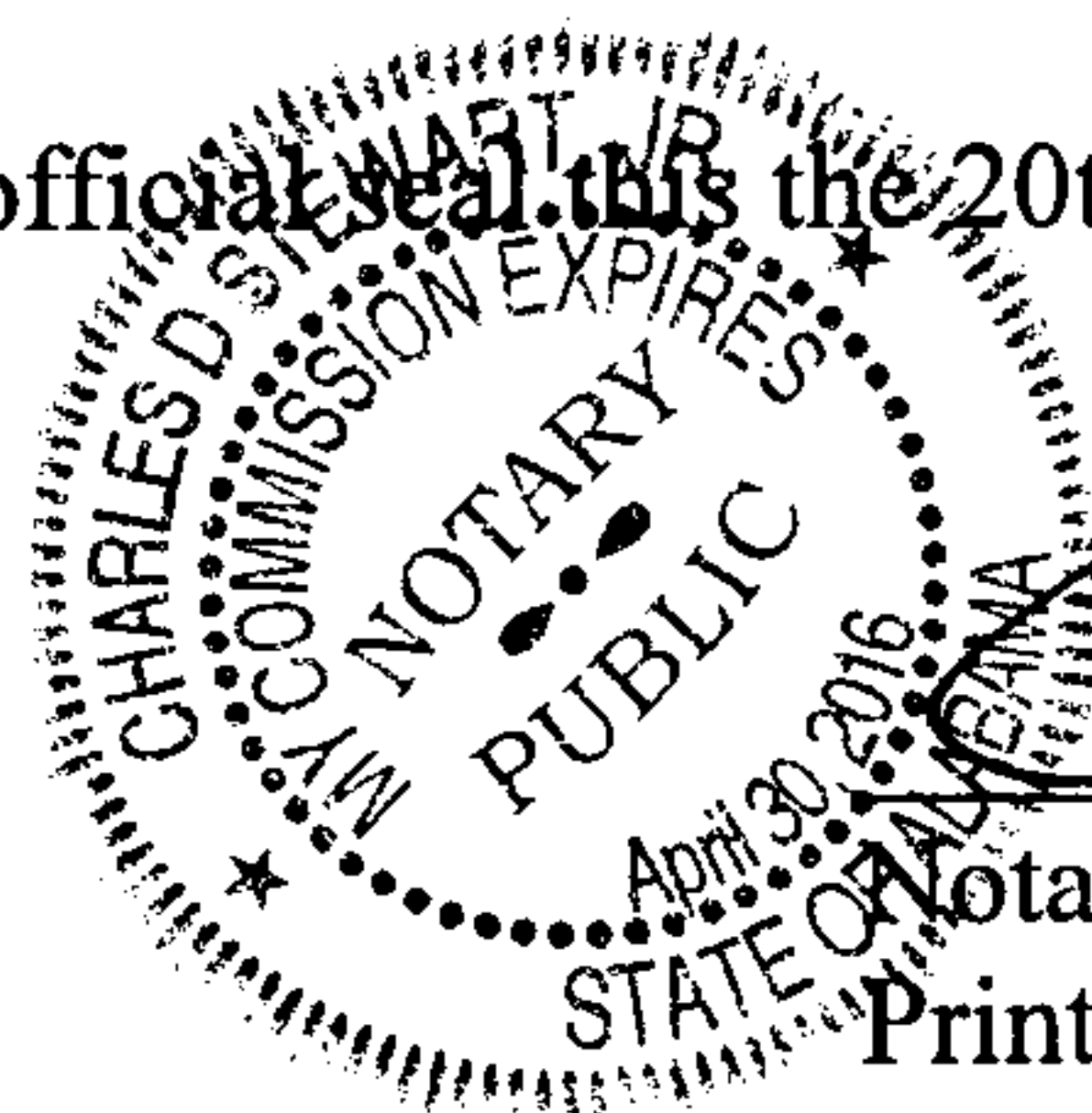

CURTIS C. LEE


PATRICIA M. LEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CURTIS C. LEE and PATRICIA M. LEE 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.

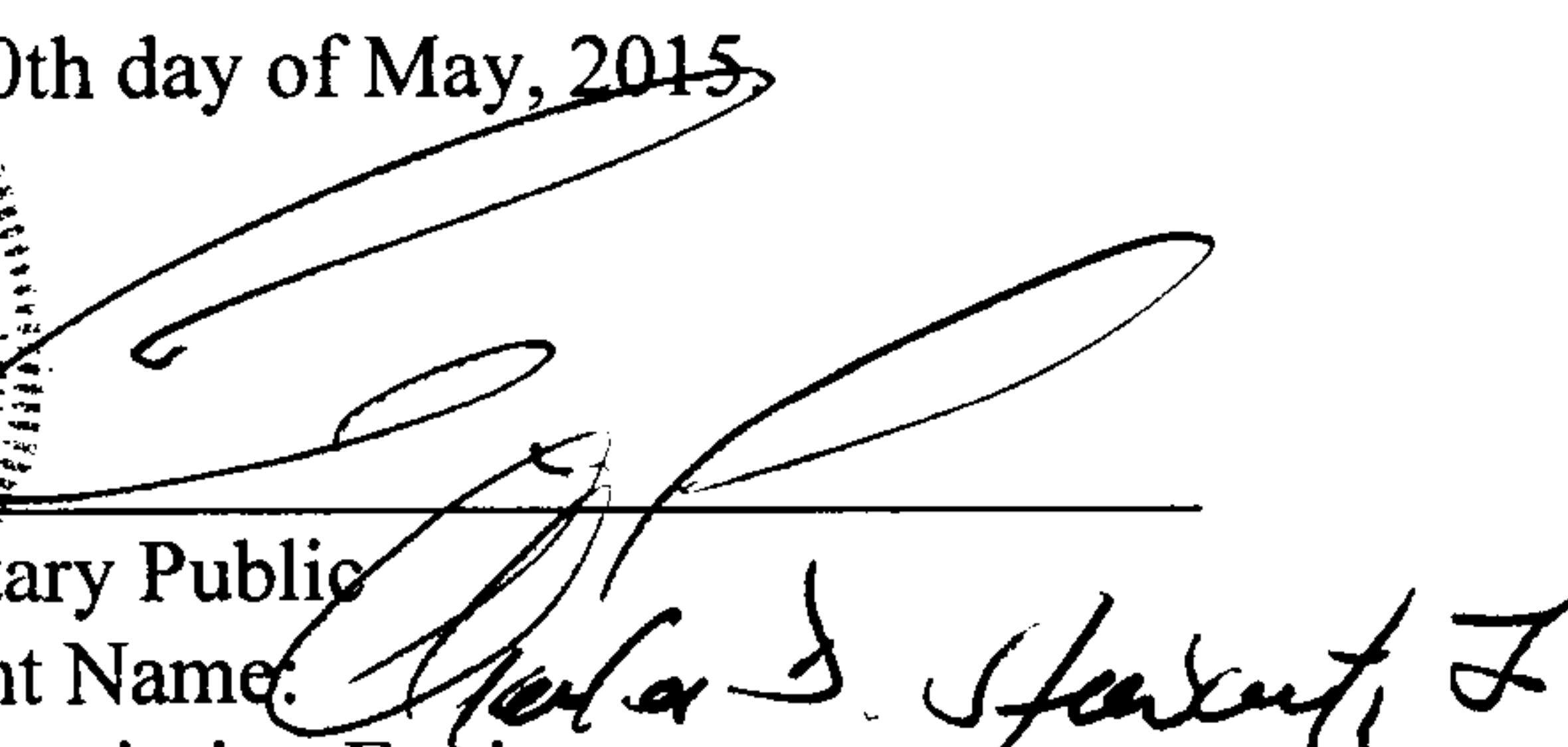
Given under my hand and official seal this the 20th day of May, 2015.



Notary Public

Print Name:

Commission Expires:


4-30-16



20150603000183180 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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