


Send tax notice to:  
THOMAS W. HARDISON  
347 TALON DR  
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

2015306

**WARRANTY DEED**

  
20150608000190200 1/2 \$247.00  
Shelby Cnty Judge of Probate, AL  
06/08/2015 01:53:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KENNETH ARMITAGE and PATRICIA A. ARMITAGE, HUSBAND AND WIFE **whose mailing address is:** 160 Valleybrook Dr Lancaster PA 17601 (hereinafter referred to as "Grantors") by THOMAS W. HARDISON and CHARLOTTE S. HARDISON **whose mailing address is:** 347 TALON DR, 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:

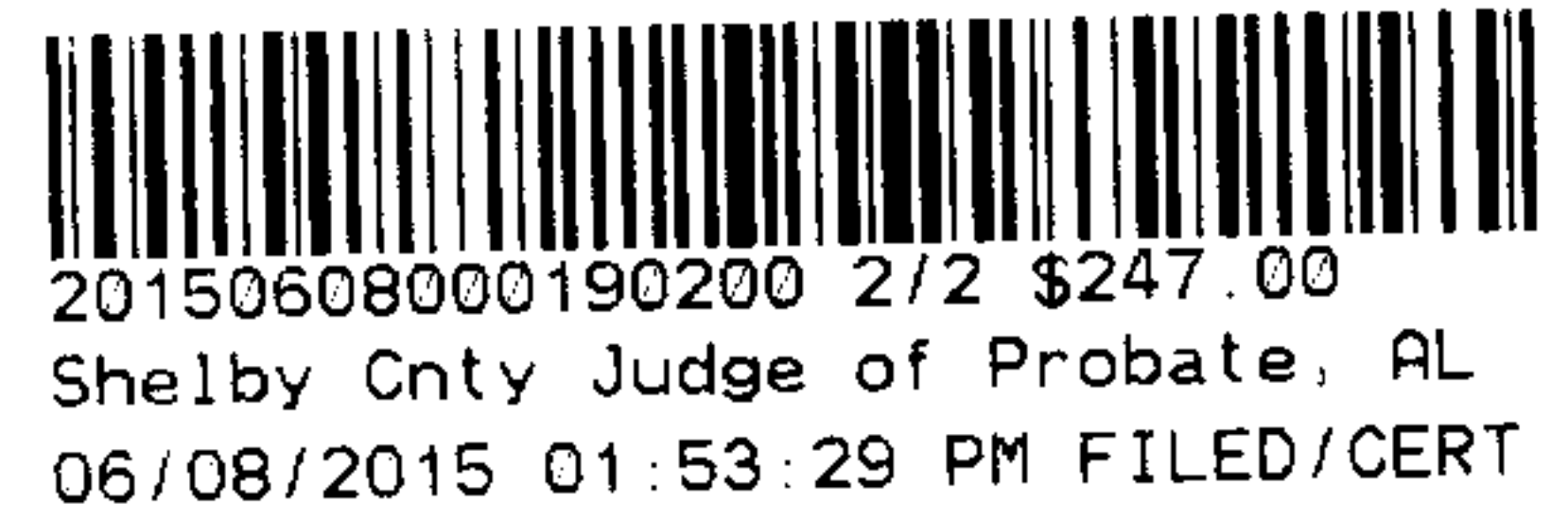
**LOT 208, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, SECOND SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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. SUCH STATE OF FACTS AS SET OUT ON TO THE MAP AND SURVEY OF EAGLE POINT, SECOND SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TITLE TO ALL OIL, GAS, 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 AS RECORDED IN VOLUME 331, PAGE 262, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 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 290, PAGE 842, BOOK 206, PAGE 448, INSTRUMENT NO. 1996-33773; INSTRUMENT NO. 1994-6783; INSTRUMENT NO. 1994-4726 AND INSTRUMENT NO. 2001-17640, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 111, PAGE 408 AND VOLUME 124, PAGE 491.

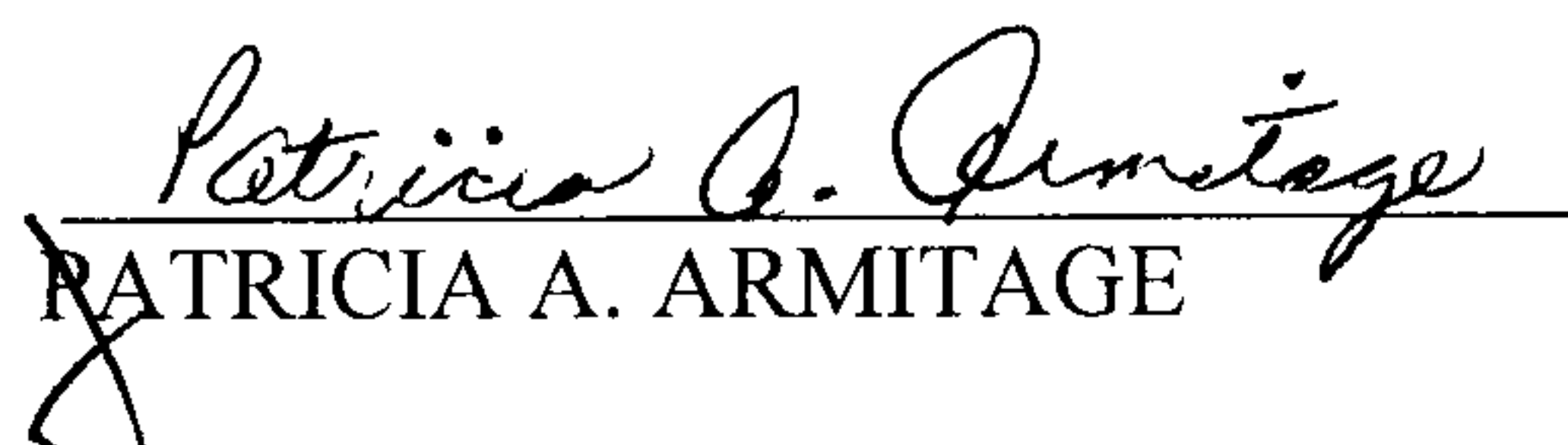
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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 May, 2015.

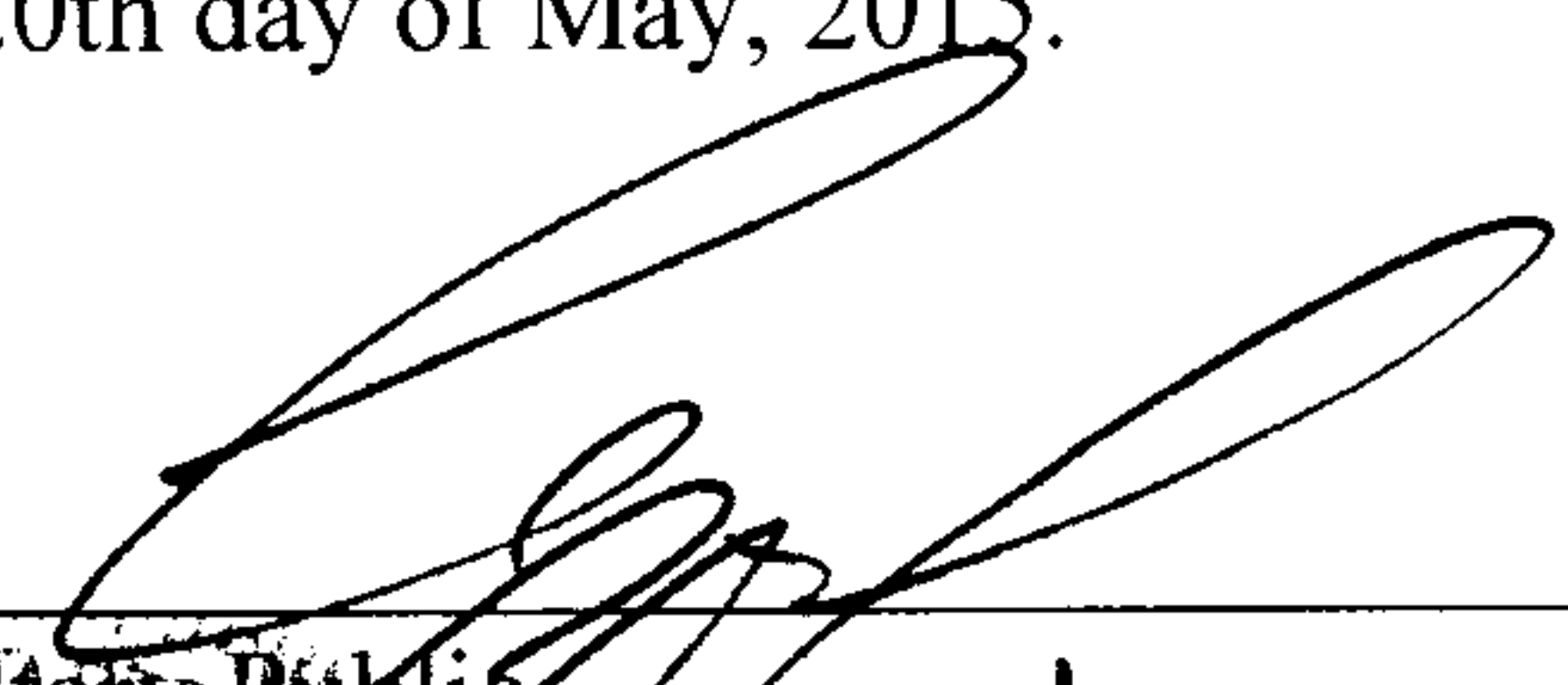
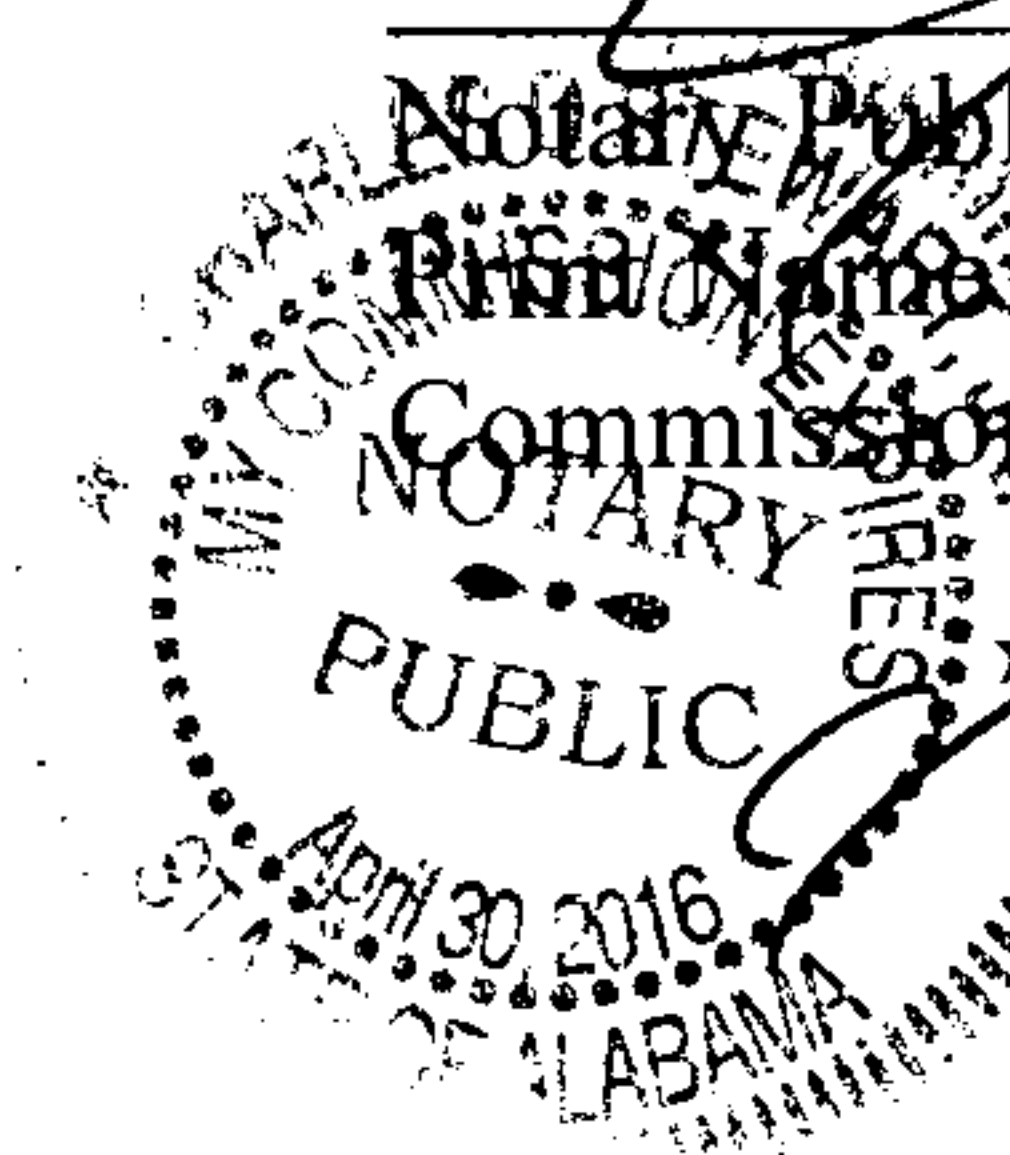
  
KENNETH ARMITAGE

  
PATRICIA A. ARMITAGE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH ARMITAGE and PATRICIA A. ARMITAGE 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  
Shelby County, Alabama  
Commission Expires: April 30, 2016  
PUBLIC  
3076