

Send tax notice to:
CARLOS J. BLUM
3189 BRADFORD PLACE
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

2015375

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Seven Thousand Seven Hundred Twenty-Five and 00/100 Dollars (\$457,725.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, J. M. WHEELDON and PATRICIA CLAIRE WHEELDON, HUSBAND AND WIFE whose mailing address is: 29 Longfellow Dr. Kettering Northamptonshire NN16 9YD England (hereinafter referred to as "Grantors") by CARLOS J. BLUM and MONICA BLUM whose mailing address is: 3189 BRADFORD PLACE, 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 70, ACCORDING TO THE SURVEY OF MEADOW BROOK, 18TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 10, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

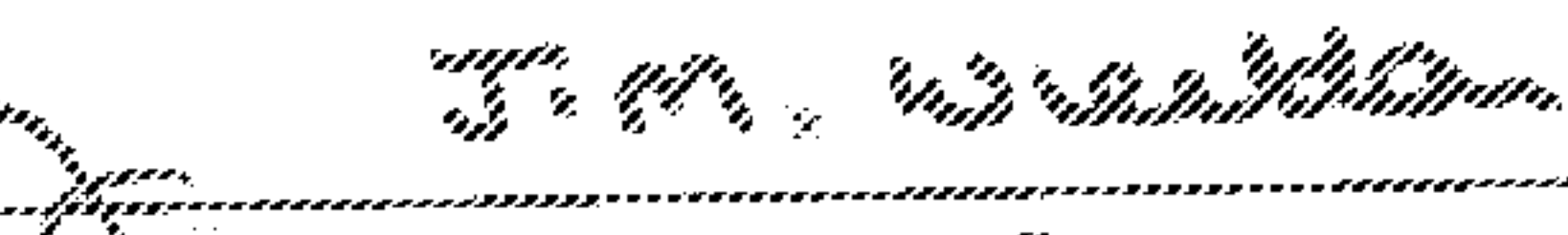
SUBJECT TO:

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. 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. COVENANTS AND RESTRICTIONS RECORDED IN REAL 87, PAGE 482 AND REAL 89, PAGE 987 AND REAL 332 PAGE 347 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN REAL 89, PAGE 984 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO EDDLEMAN PROPERTIES RECORDED IN REAL 272, PAGE 901 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

\$285,000.00 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 17th day of June, 2015.

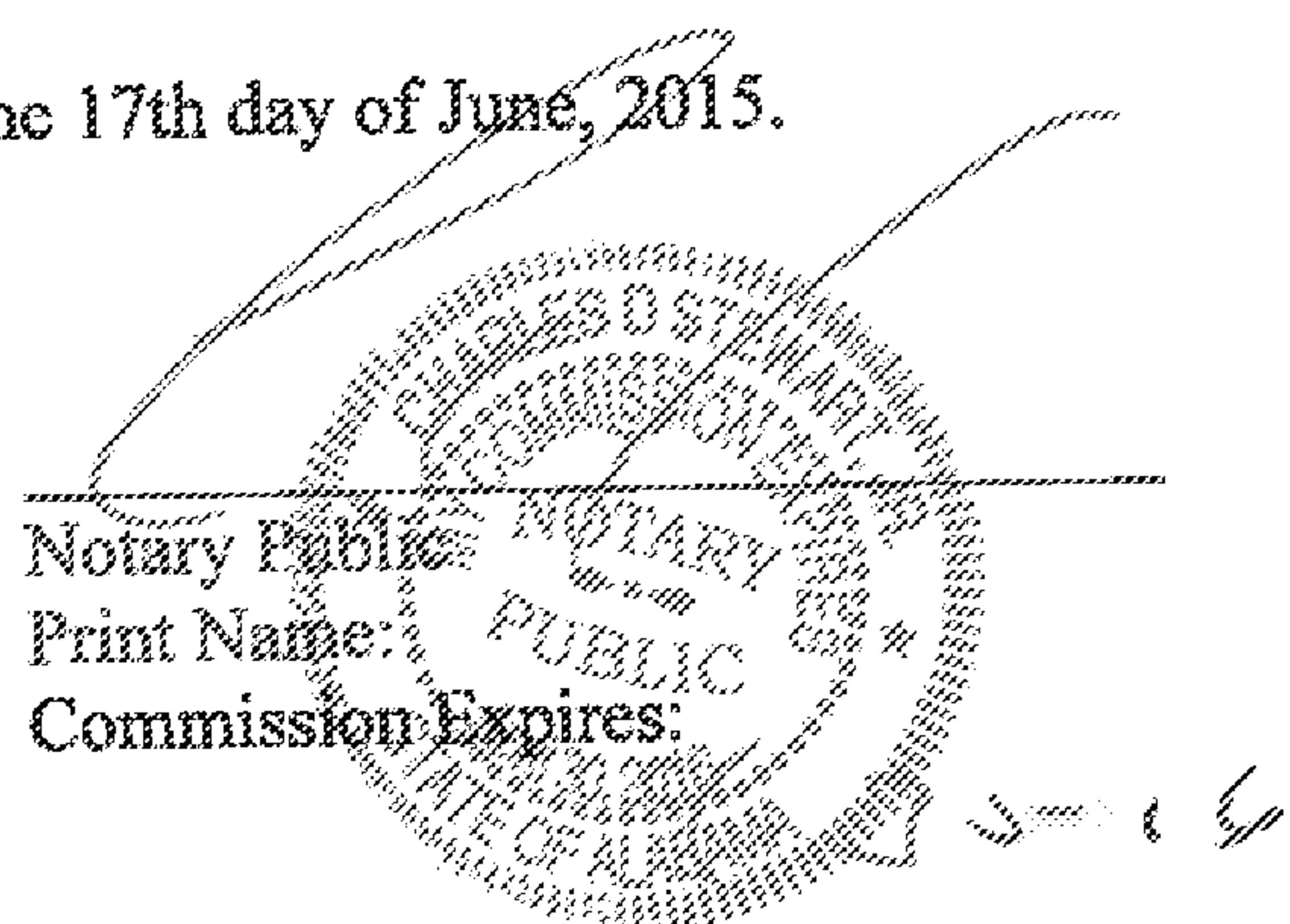

J.M. WHEELDON


PATRICIA CLAIRE WHEELDON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. M. WHEELDON and PATRICIA CLAIRE WHEELDON 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 17th day of June, 2015.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/18/2015 09:12:58 AM
\$190.00 DEBBIE
20150618000204150

