

Send tax notice to:
SPENCER C. SIRMON
1216 DUNHAM CIRCLE
HELENA, AL 35080

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

2015403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixteen Thousand Nine Hundred and 00/100 Dollars (\$216,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CLINTON E. CARTER AND TRACEY CARTER, HUSBAND AND WIFE whose mailing address is: P.O. Box 153, Alabama, AL 35007 (hereinafter referred to as "Grantors") by SPENCER C. SIRMON and LAURA S. SIRMON whose mailing address is: 1216 DUNHAM CIRCLE, HELENA, AL, 35080 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 11, ACCORDING TO THE RESURVEY OF LOTS 5, 6 AND PART OF LOT 7 AND 8, DUNHAM FARMS, AS RECORDED IN MAP BOOK 6, PAGE 85, IN THE OFFICE OF THE JUDGE OF PROBATE 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 RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUBJECT TO CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 10, PAGE 579, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 35 FOOT BUILDING LINE FROM THE WEST AND SOUTH LOT LINES; A 15 FOOT UTILITY EASEMENT ALONG THE EAST LOT LINE AND RUNNING NORTHEASTERLY AND SOUTHWESTERLY THROUGH THE NORTHWESTERLY CORNER OF LOT, AS SHOWN ON RECORDED MAP.
5. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 324, PAGE 835, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SOUTH CENTRAL BELL AND ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 292, PAGE 107, DEED BOOK 229, PAGE 899, DEED BOOK 291, PAGE 437 AND BOOK 299,

PAGE 399, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

7. SUCH STATE OF FACTS AS SET OUT ON THE RESURVEY OF LOTS 5, 6, AND PART OF LOT 7 AND 8, DUNHAM FARMS, AS RECORDED IN MAP BOOK 6, PAGE 85, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. EASEMENTS OR OTHER USES OF SUBJECT PROPERTY NOT VISIBLE FROM THE SURFACE, OR EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
9. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD.

\$193,500.00 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 26th day of June, 2015.


CLINTON E. CARTER


TRACEY CARTER

STATE OF ALABAMA
COUNTY OF SHELBY

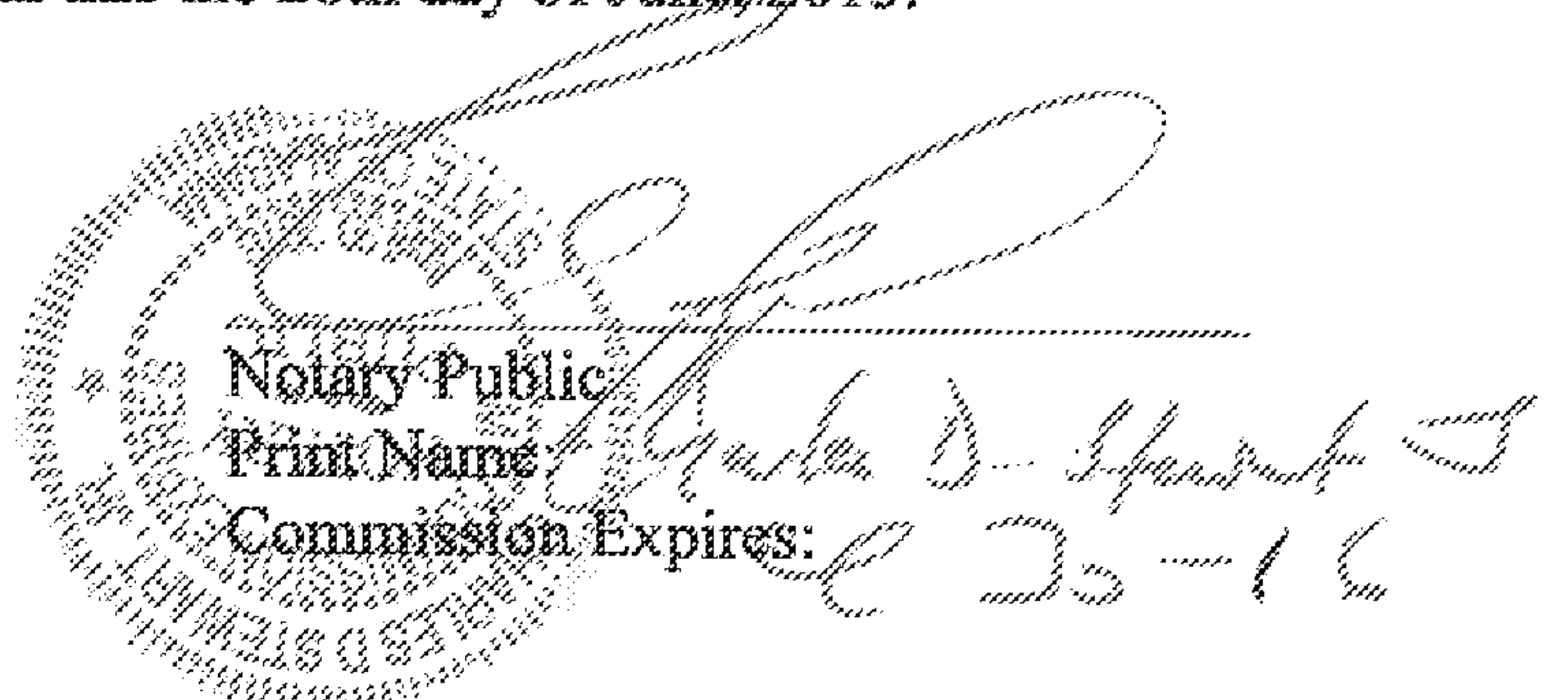
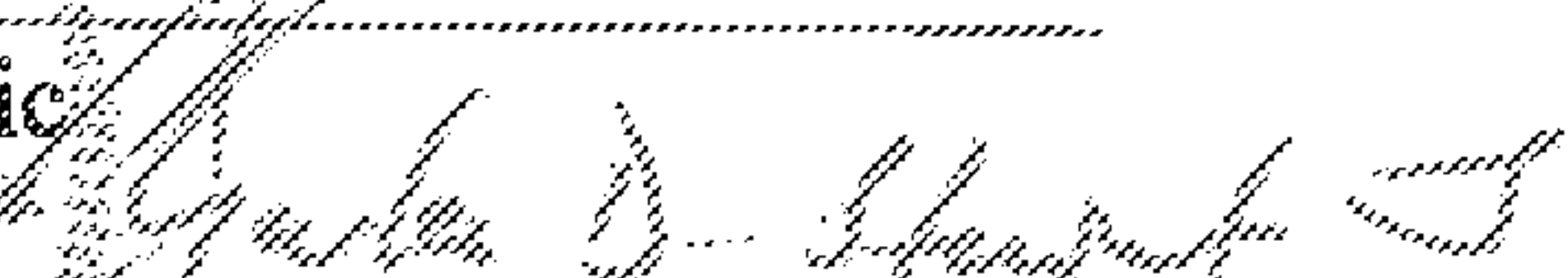
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLINTON E. CARTER AND TRACEY CARTER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2015 09:16:20 AM
\$40.50 CHERRY
20150630000219140




Notary Public
Print Name: 
Commission Expires: 