

20150702000223330
07/02/2015 12:44:10 PM
DEEDS 1/2

Send tax notice to:
ADAM DANIEL RAY
2837 BERKLEY DRIVE
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

2015423

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Nine Thousand and 00/100 Dollars (\$459,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BRIAN K. MADER AND AMY L. MADER, HUSBAND AND WIFE whose mailing address is: 2796 Berkeley Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by ADAM DANIEL RAY AND KELLY RAY whose mailing address is: 2837 BERKLEY DRIVE, 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 21, BLOCK 2, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE 51 A, B, C, AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

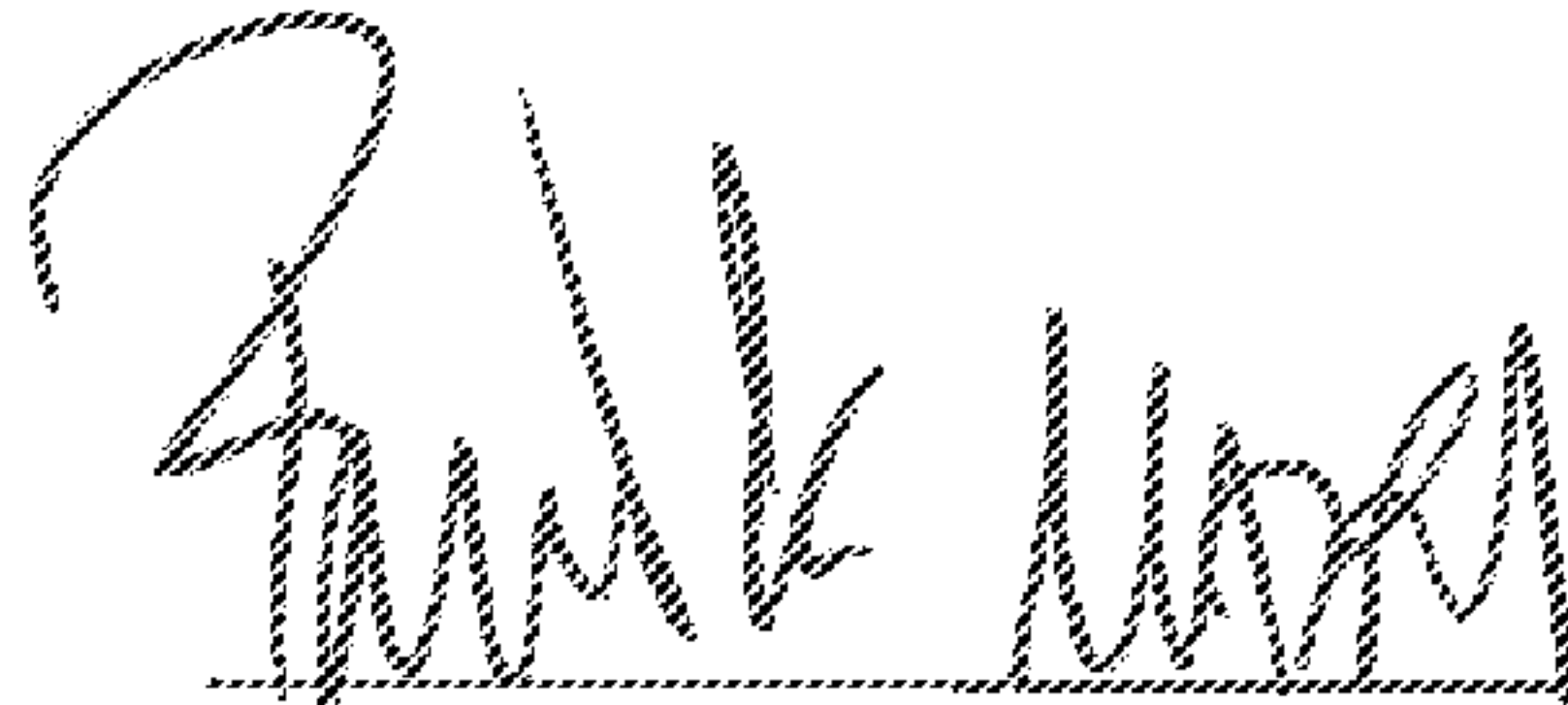
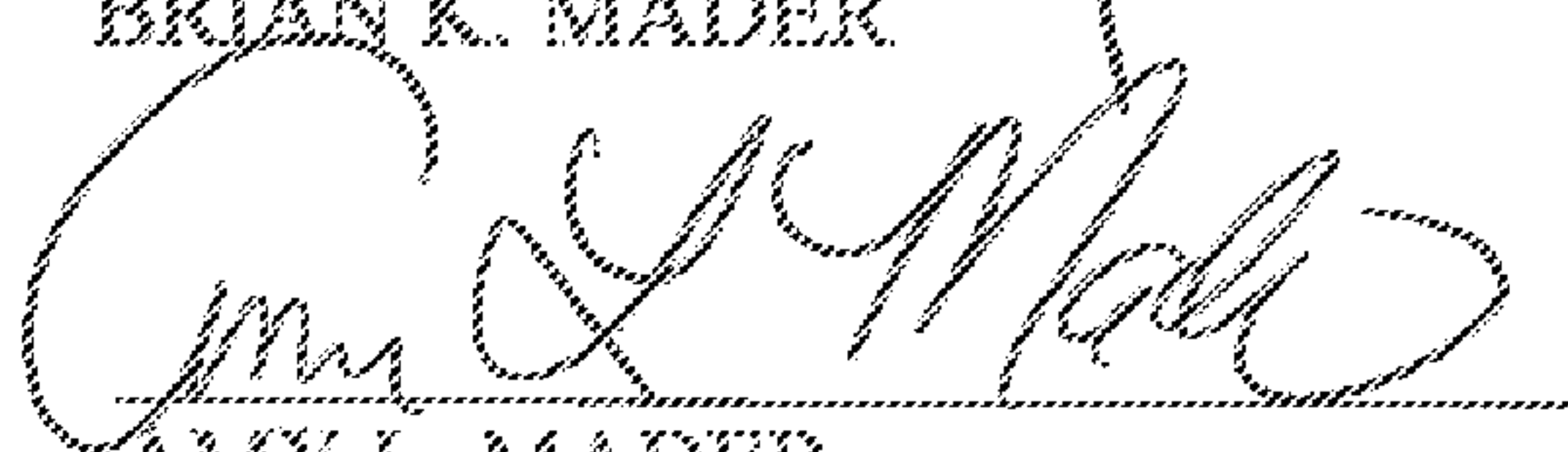
SUBJECT TO:

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. EASEMENTS, BUILDING LINES AND RESTICTIONS AS SHOWN ON RECORDED MAP.
3. AGREEMENT WITH ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN MISC. VOLUME 38, PAGE 455
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 360 PAGE 23; REAL VOLUME 365, PAGE 819 AND DEED VOLUME 331 PAGE 845
5. RIGHT OF WAY RECORDED IN MISC. VOLUME 39, PAGE 876.
6. TERMS AND AGREEMENTS AND RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN MISC. VOLUME 38, PAGE 454
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INLUDING RELEASE OF DAMAGES.

\$367,200.00 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.

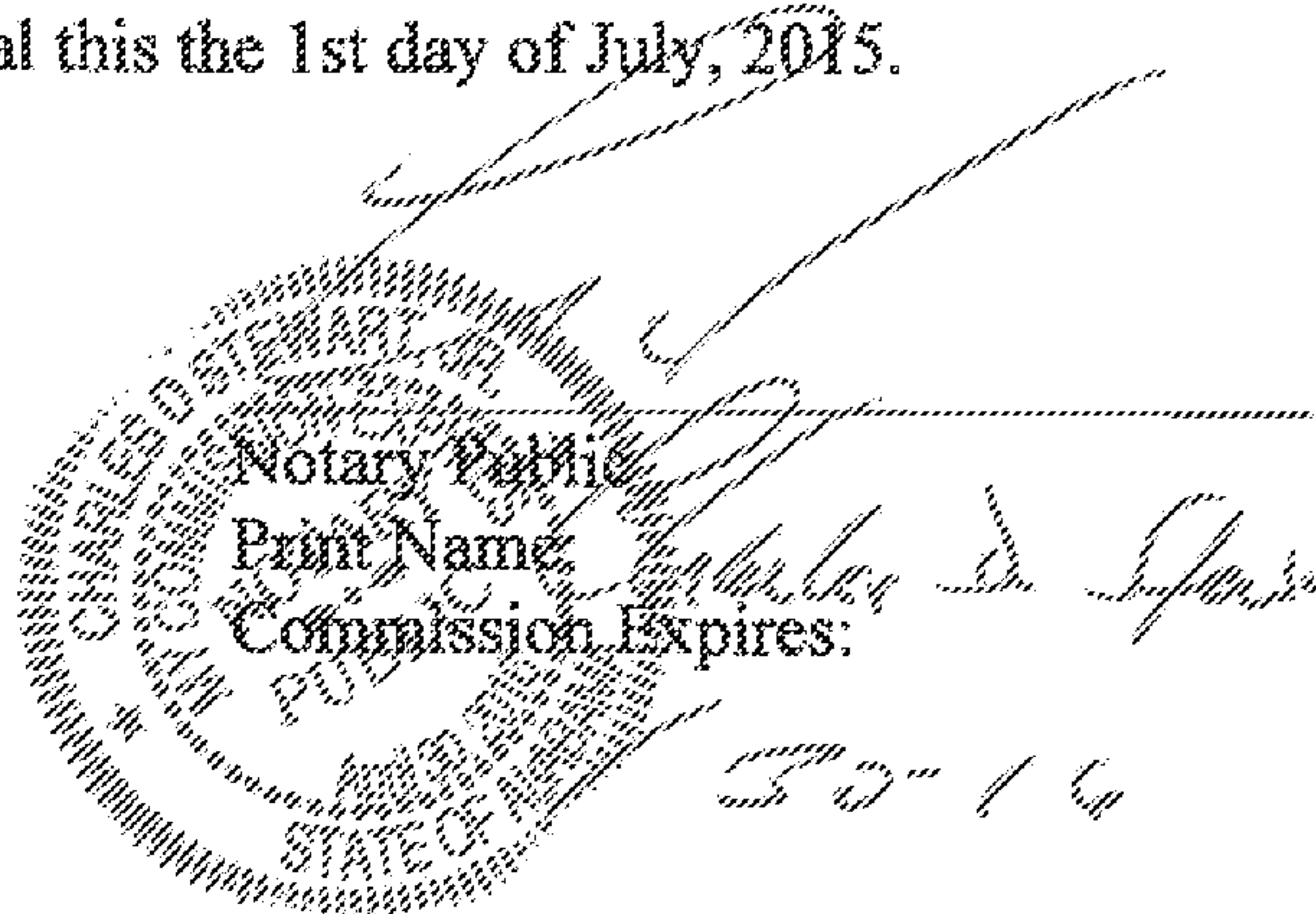
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 1st day of July, 2015.

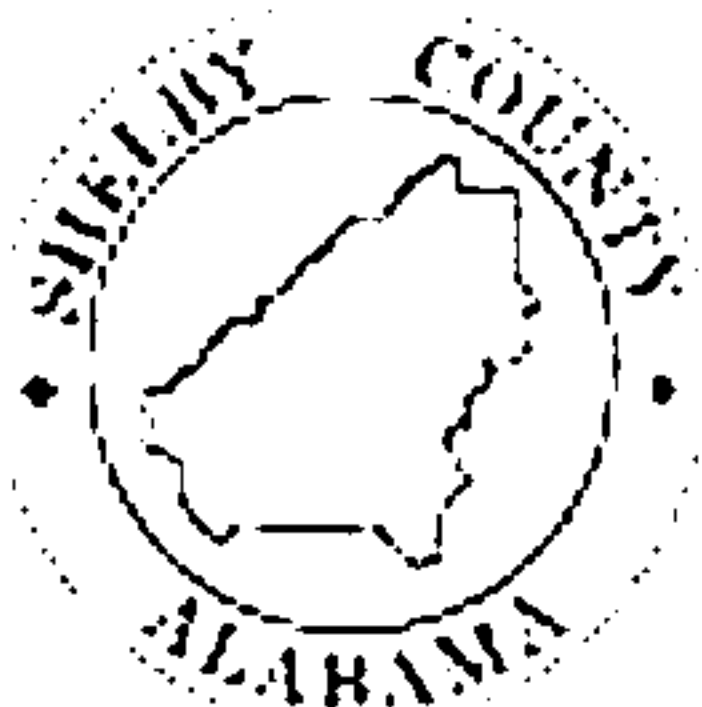

BRIAN K. MADER

AMY L. MADER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN K. MADER AND AMY L. MADER 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 1st day of July, 2015.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 3-31-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2015 12:44:10 PM
\$109.00 DEBBIE
20150702000223330

