

Send tax notice to:

CHRISTOPHER BARKLEY DOBBS
4644 LAKE VALLEY DR
HOOVER, AL 35244

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

2015444

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$214,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JENNIFER L. BINGHAM, AN UNMARRIED WOMAN whose mailing address is: 4644 LAKE VALLEY DRIVE, HOOVER, AL 35244 (hereinafter referred to as "Grantors") by CHRISTOPHER BARKLEY DOBBS a/k/a CHRISTOPHER B. DOBBS whose mailing address is: 4644 LAKE VALLEY DR, HOOVER, AL, 35244 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 50A, ACCORDING TO THE SURVEY OF SOUTHLAKE TOWNHOMES FIRST ADDITION, AS RECORDED IN MAP BOOK 13, PAGE 32, 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 FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF SOUTHLAKE TOWNHOMES FIRST ADDITION, AS RECORDED IN MAP BOOK 13, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL 204, PAGE 664; REAL 224, PAGE 535 AND REAL 230, PAGE 792.
5. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY LIES ADJACENT TO RUTHERFORD LAKE.
6. 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 REAL 215, PAGE 499; REAL 199, PAGE 367 AND REAL 204, PAGE 656, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$171,920.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

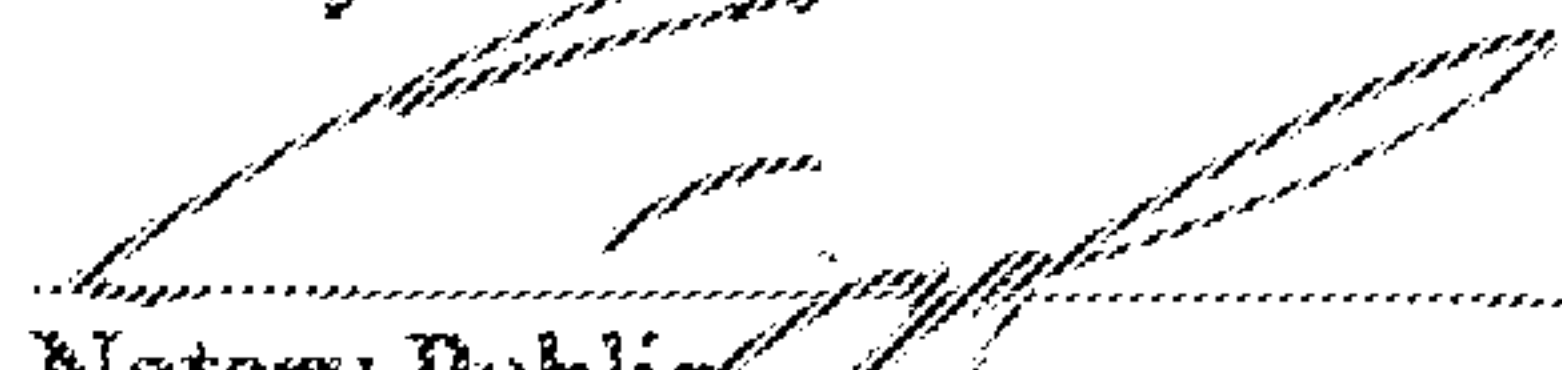
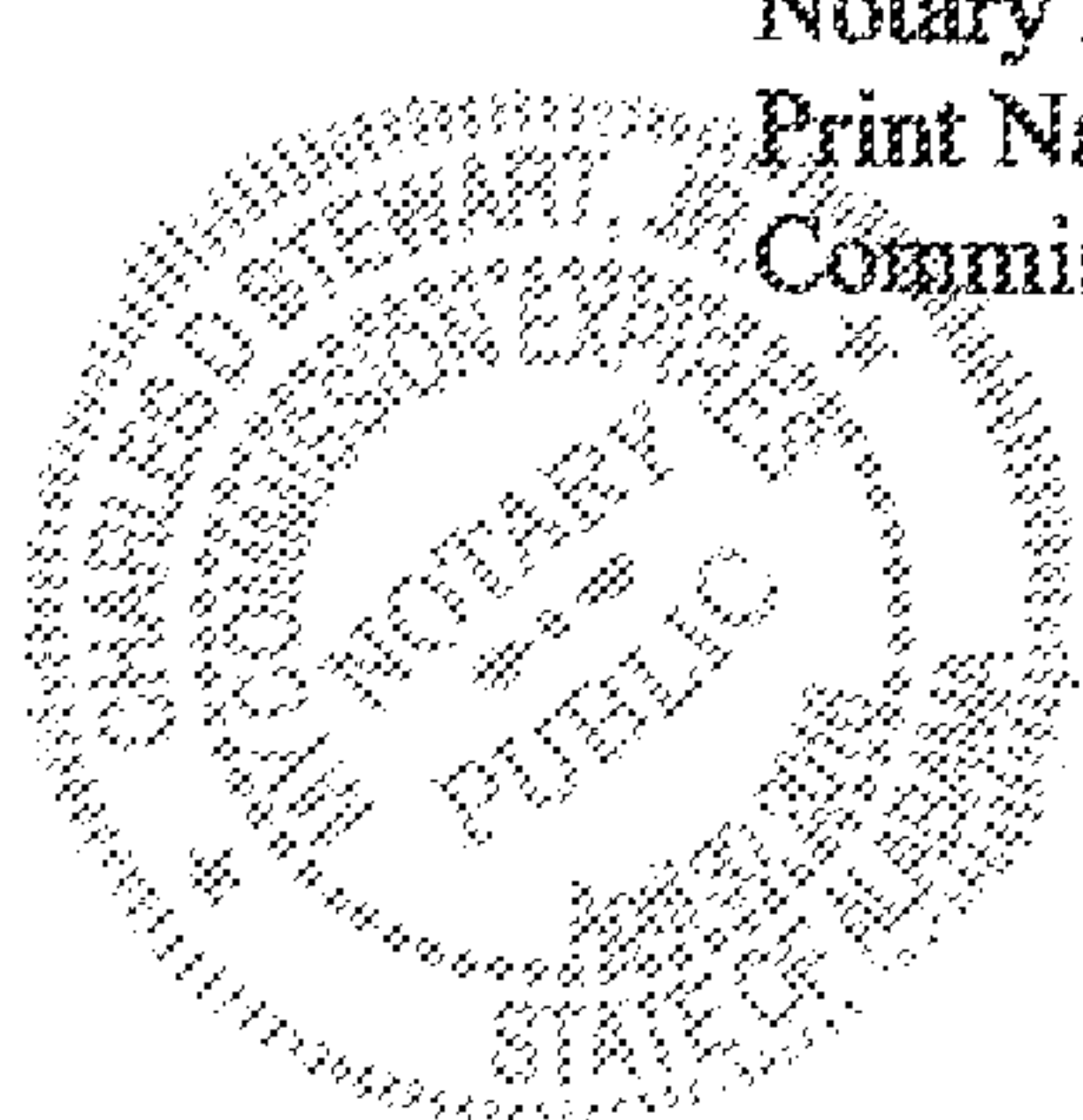
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of July, 2015.


JENNIFER L. BINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER L. BINGHAM, whose name is signed to the foregoing instrument, and who is 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 10th day of July, 2015.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 06-30-16




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2015 11:05:33 AM
\$60.00 CHERRY
20150713000236050

