

Send tax notice to:

Mitzi Gayle Belmont
350 Shoal Creek Circle
Montevallo, AL, 35115

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

2015335T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, Allison M. Cavender, an unmarried woman whose mailing address is: 120 Lakeland Ridge, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by Mitzi Gayle Belmont whose mailing address is: 350 Shoal Creek Circle, Montevallo, AL, 35115 (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:

Lots 6 and 7, according to the Amended Map and Survey of Shoal Creek Highlands, 2nd Sector, as recorded in Map Book 16 page 41 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. ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN MAP BOOK 16, PAGE 4.
3. MINERALS WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN OFFICIAL RECORDS BOOK 210, PAGE 425, AND COVENANTS PERTAINING THERETO RECORDED IN REAL 210, PAGE 424.
5. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DEEDS RECORDED IN BOOK 339, PAGE 410, INSTRUMENT 1994-12847, INSTRUMENT 1994-16461.
6. BUILDING AND SETBACK LINES AND PUBLIC EASEMENTS AS SHOWN ON THE RECORDED PLAT.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 321 PAGE 993 AND 996; DEED 372 PAGE 6; MISC BOOK 36 PAGE 61.

\$153,061.00 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 24th day of July, 2015.

Allison M. Cavender
Allison M. Cavender

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allison M. Cavender, 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 24th day of July, 2015.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *July 30, 2016*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2015 09:41:16 AM
\$18.00 CHERRY
20150728000257010

[Signature]