

20150803000264450
08/03/2015 08:49:31 AM
DEEDS 1/2

01492-2170

This Instrument Prepared By:

\$191,500.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§

WARRANTY DEED

§

SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$191,500.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **MILLER DERAMUS, an unmarried man, acting by and through my agent and attorney-in-fact, MARY MCINDOE** (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, grant, bargain, sell, and convey unto **STEPHANIE LEDBETTER**, (hereinafter referred to as **GRANTEE**), in fee simple, all of my right, title and interest in and to the following described real property located in Shelby County, Alabama (the "Real Property"):

**LOT 39, ACCORDING TO THE SURVEY OF BENT RIVER, PHASE I, AS
RECORDED IN MAP BOOK 17, PAGE 135, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

This conveyance is made to Grantee absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Ad Valorem taxes for current and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any;
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision;
4. Restrictive Covenants contained in instrument recorded in Instrument #1994-11503 and Instrument #20050616000295870.
5. Private Sewer Agreement as recorded in Instrument #1993-04198.
6. Rights of the United States of America, State of Alabama and/or other parties in and to the bed, shore and waters of Cahaba River, crossing and/or adjoining the property herein described.
7. Terms, conditions, obligations, rules, regulations and by-laws of Bent River Estate Owners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument # 1993-04197.
8. All outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain foreclosure sale evidenced by Foreclosure Deed dated February 26, 2015 and recorded in Instrument #20150226000059940.
9. Minerals of 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 that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Grantor warrants and represents to Grantee that (i) Grantor is lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantor is entitled to the immediate possession of the Real Property; and (iv) Grantor has the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this ____ day of July, 2015.

Miller DeRamus
MILLER DERAMUS

By Mary McIndoe his agent and attorney
MARY MCINDOE his agent and attorney-in-fact *in fact*

STATE OF ALABAMA §
§
§ ss.
Jefferson COUNTY §

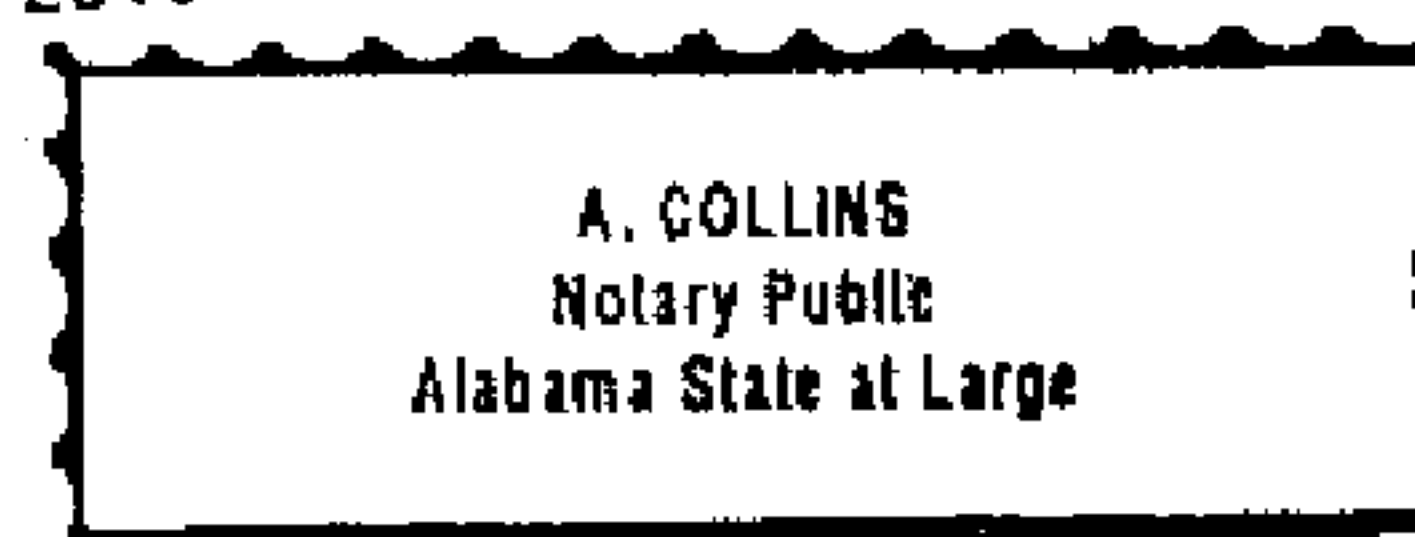
I, the undersigned notary public in and for said county in and for said state, hereby certify that Mary McIndoe, acting as agent and attorney-in-fact for Miller DeRamus, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument and will full authority in her capacity as agent and attorney-in-fact, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28 day of July, 2015.

[Signature]
Notary Public
My Commission Expires: _____

My Commission Expires
May 7, 2019

Property Address:
1582 Bent River Cir.
Birmingham, Alabama 35216



Grantor's Address:
P.O. Box 150
Vincent, AL 35178

Grantee's Address:
1582 Bent River Cir
Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2015 08:49:31 AM
\$20.50 CHERRY
20150803000264450

[Signature]