

Send tax notice to:
JEFFREY LANIER BOLT
1905 RIVER WAY DRIVE
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

2015506

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BECKY JANE CHRISTIAN, AN UNMARRIED WOMAN whose mailing address is: 308 Cablewood Cir, Louisville, KY 40243 (hereinafter referred to as "Grantors") by JEFFREY LANIER BOLT AND AMY LYNN BOLT whose mailing address is: 1905 RIVER WAY DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 254 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB,
NINTH ADDITION AS RECORDED IN MAP BOOK 8, PAGE 48 A & B,
SHELBY COUNTY, ALABAMA RECORDS.**

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. 50 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORDED PLAT AND BY SURVEY OF CARL DANIEL MOORE, DATED 05/19/1999.
4. RESTRICTIONS AS SHOWN BY RECORDED PLAT MAP BOOK 8, PAGE 46 A & B.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 127, PAGE 190.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 333, PAGE 0512.
7. AGREEMENT WITH ALABAMA POWER COMPANY IN MISC. VOLUME 41, PAGE 803.
8. RESTRICTIONS, CONDITIONS, COVENANTS AND LIMITATIONS IN MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550; MISC.

VOLUME 34, PAGE 549; VOLUME 352, PAGE 943; MISC. VOLUME 41, PAGE 802 AND DEED BOOK 349, PAGE 84.

9. VARIING EASEMENTS ALONG THE REAR AND NORTHERLY SIDES AS SHOWN BY RECORD PLAT AND SURVEY OF CARL DANIEL MOORE DATED 05/12/99 WITH EXTENSION OF ASPHALT CART PATH INTO SAID EASEMENTS AS SHOWN BY SAID SURVEY.

\$284,000.00 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 7th day of August, 2015.


BECKY JANE CHRISTIAN



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2015 01:35:09 PM
\$88.00 JESSICA
20150811000278440

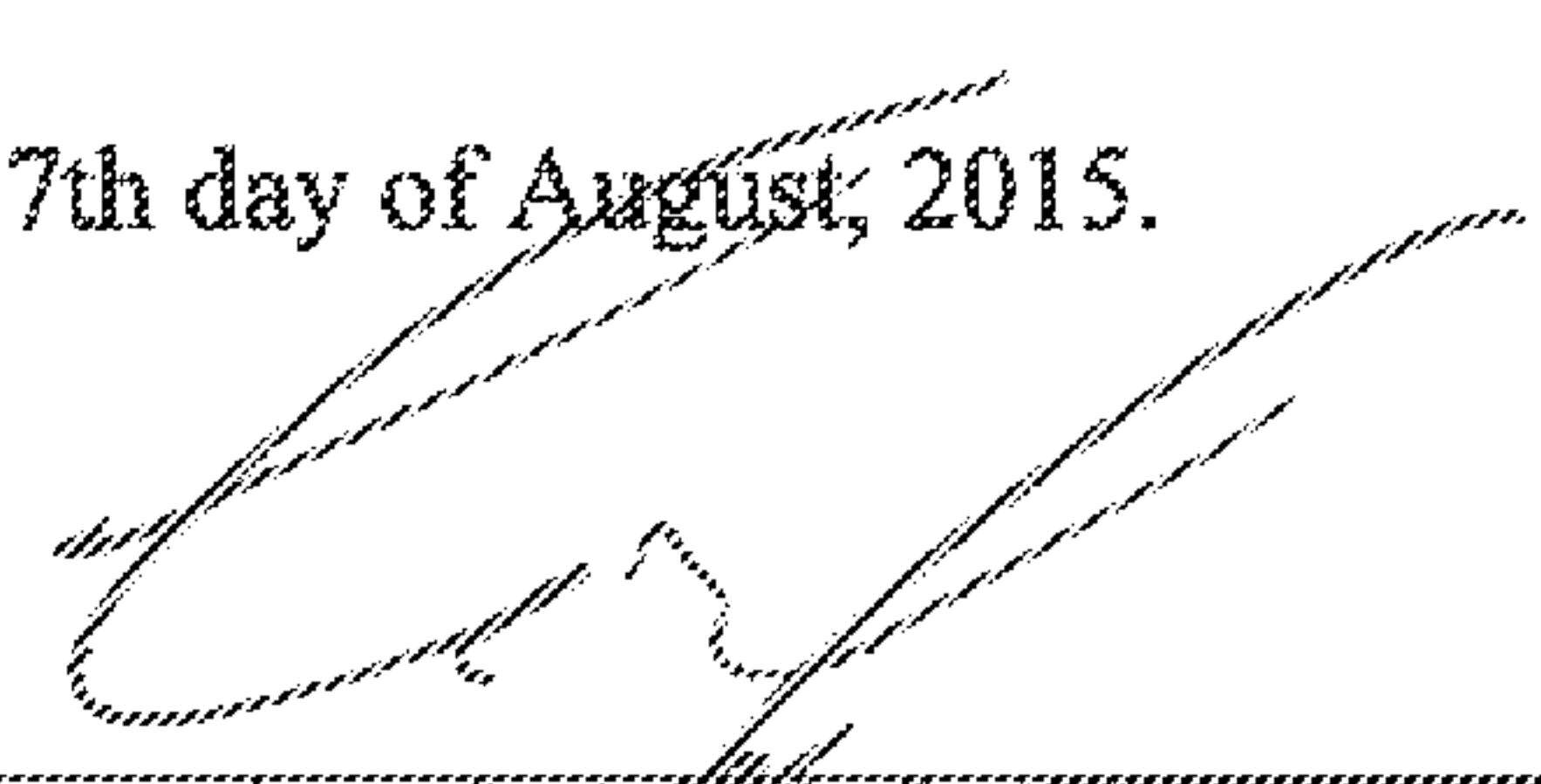
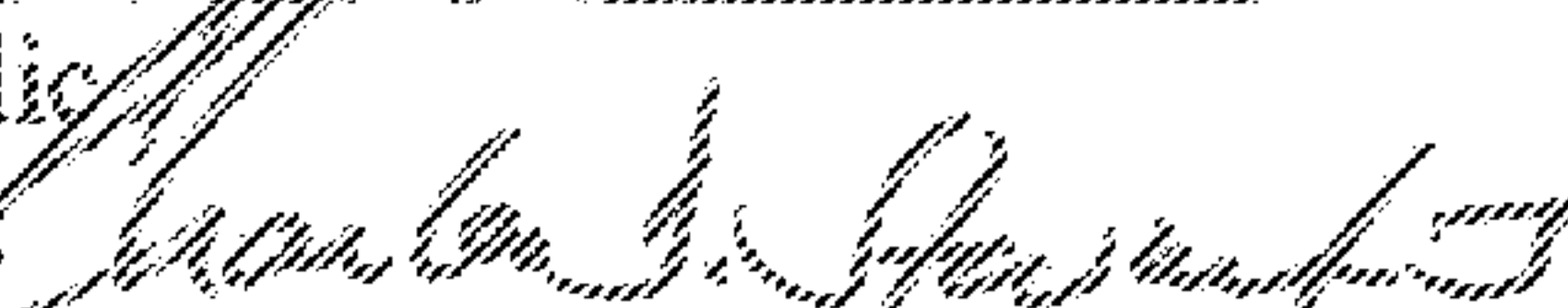


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BECKY JANE CHRISTIAN 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 7th day of August, 2015.




Notary Public
Print Name: 
Commission Expires: 