

Send tax notice to:
LINDSEY EVERSOLE
1279 EAGLE PARK RD
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

2015494

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Two Thousand and 00/100 Dollars (\$362,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, STEVEN V. WITTMANN and ELIZABETH C. WITTMANN, HUSBAND AND WIFE whose mailing address is: 2017 Eagle Park Rd, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LINDSEY EVERSOLE whose mailing address is: 1279 EAGLE PARK RD, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF EAGLE POINT 12TH SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

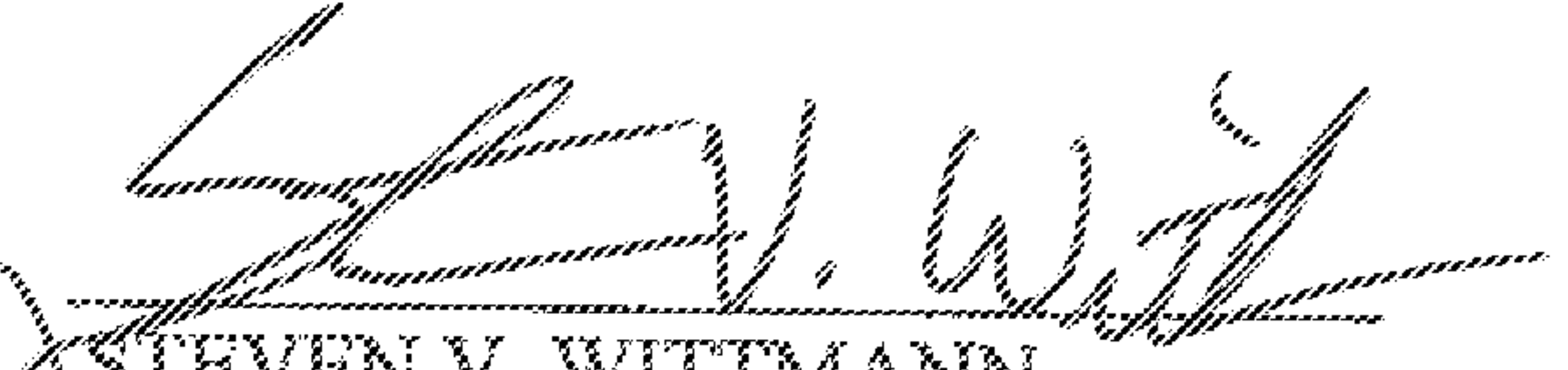
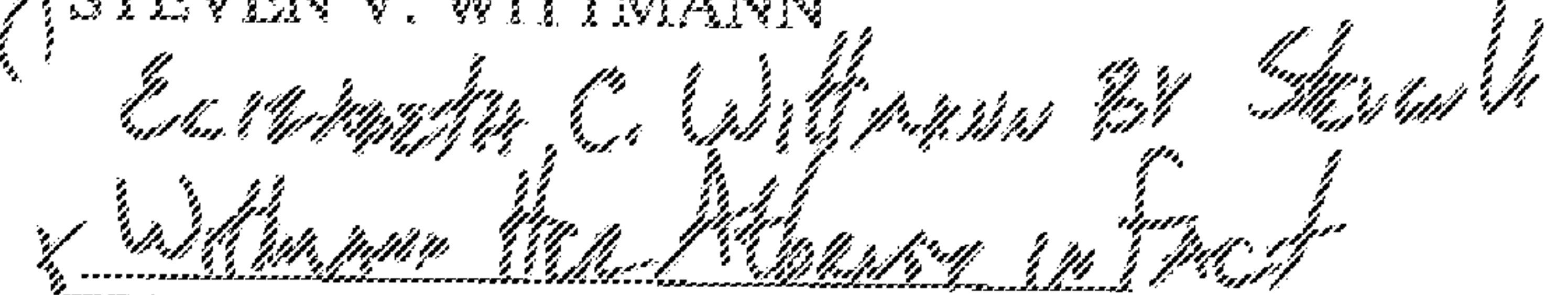
SUBJECT TO:

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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. 15 FOOT BUILDING SETBACK LINES FROM EAGLE PARK ROAD AND 10 FOOT EASEMENT ON REAR LOT LINE, AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 52, PAGE 975 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENTS RECORDED IN INSTRUMENT #1996-33773 AND INSTRUMENT #1998-49270 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$275,000.00 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 6th day of August, 2015.


STEVEN V. WITTMANN

ELIZABETH C. WITTMANN BY
STEVEN V. WITTMANN HER
ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

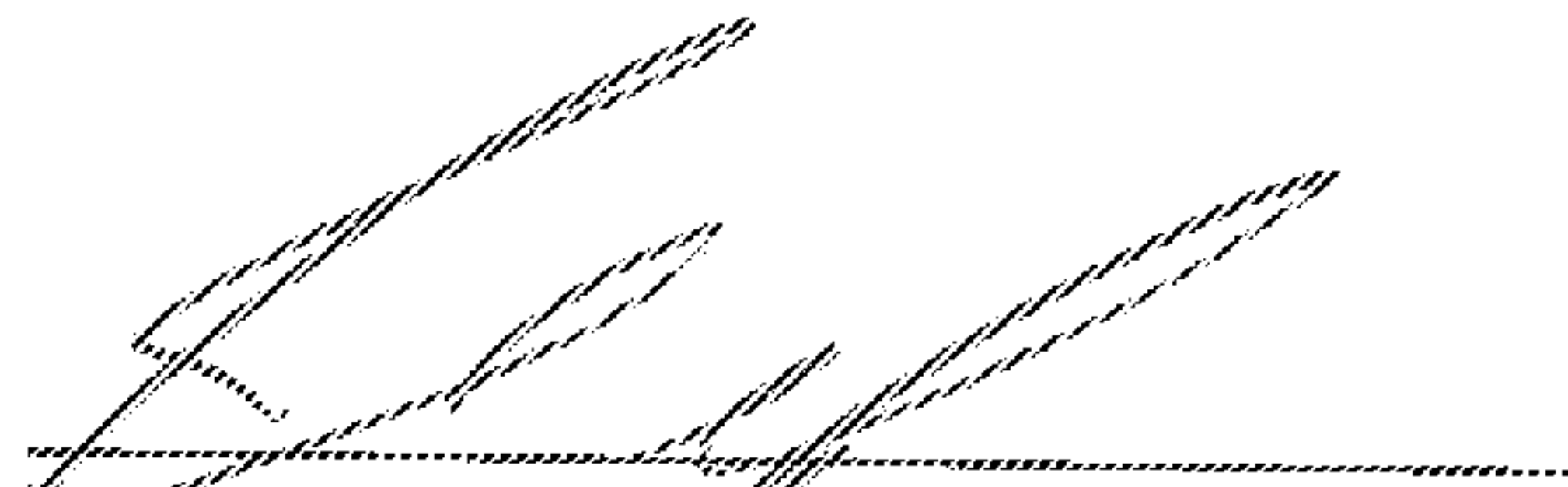

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN V. WITTMANN whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/12/2015 10:25:02 AM
\$104.00 CHERRY
20150812000279230

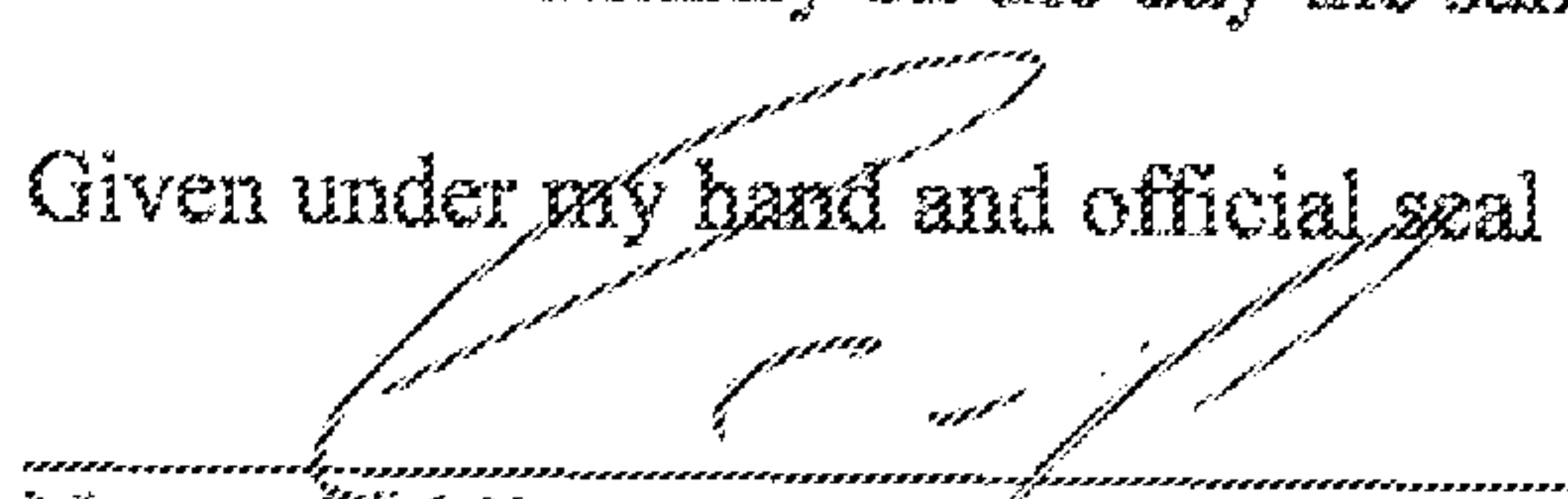



Notary Public
Print Name: 
Commission Expires:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify ELIZABETH C. WITTMANN BY STEVEN V. WITTMAN, AS HER ATTORNEY IN FACT whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 6th day of August, 2015.


Notary Public

My Commission Expires:

