

Send tax notice to:
JASON HUEY MATHEWS
1211 ARROWHEAD TRAIL
ALABASTER, ALABAMA 35007

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

2015532

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Seven Thousand and 00/100 Dollars (\$167,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ELLEN ARNETT, A SINGLE INDIVIDUAL whose mailing address is: 101 Tanglewood Drive, Alabaster AL 35007 (hereinafter referred to as "Grantors") by JASON HUEY MATHEWS and MARILYN G. MATHEWS whose mailing address is: 1211 ARROWHEAD TRAIL, ALABASTER, ALABAMA, 35007 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 10, ACCORDING TO "NAVAHO HILLS", 3RD SECTOR, AS SHOWN BY MAP RECORDED IN MAP BOOK 5, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE SAME BEING SITUATED IN THE SE 1/4 OF THE SE 1/4, SECTION 27, TOWNSHIP 20, SOUTH, RANGE 3 WEST.

SUBJECT TO:

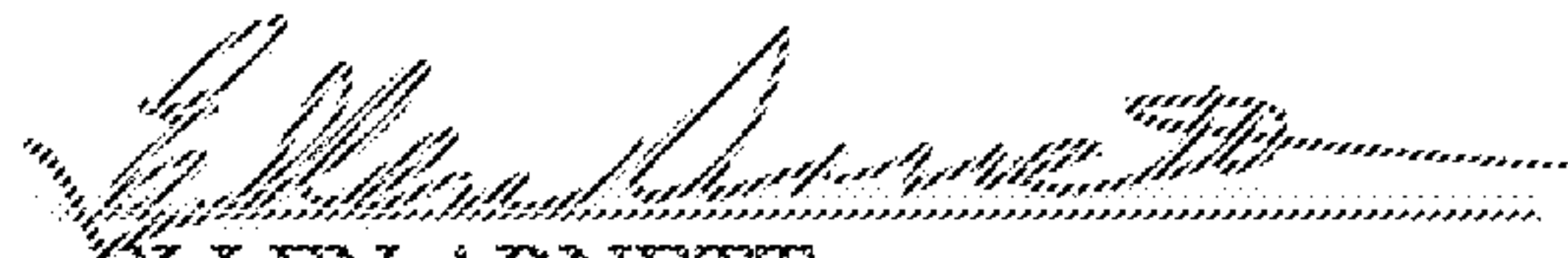
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN 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.
4. EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH AS RECORDED IN DEED BOOK 264, PAGE 435.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN DEED BOOK 263, PAGE 231; DEED BOOK 268, PAGE 561.
6. PERMIT TO ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 250, PAGE 725.

ELLEN ARNETT IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN INSTRUMENT #20050112000018770 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE AUBREY F. ARNETT HAVING DIED ON OR ABOUT THE 18 DAY OF Nov, 2011

\$0.00 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.

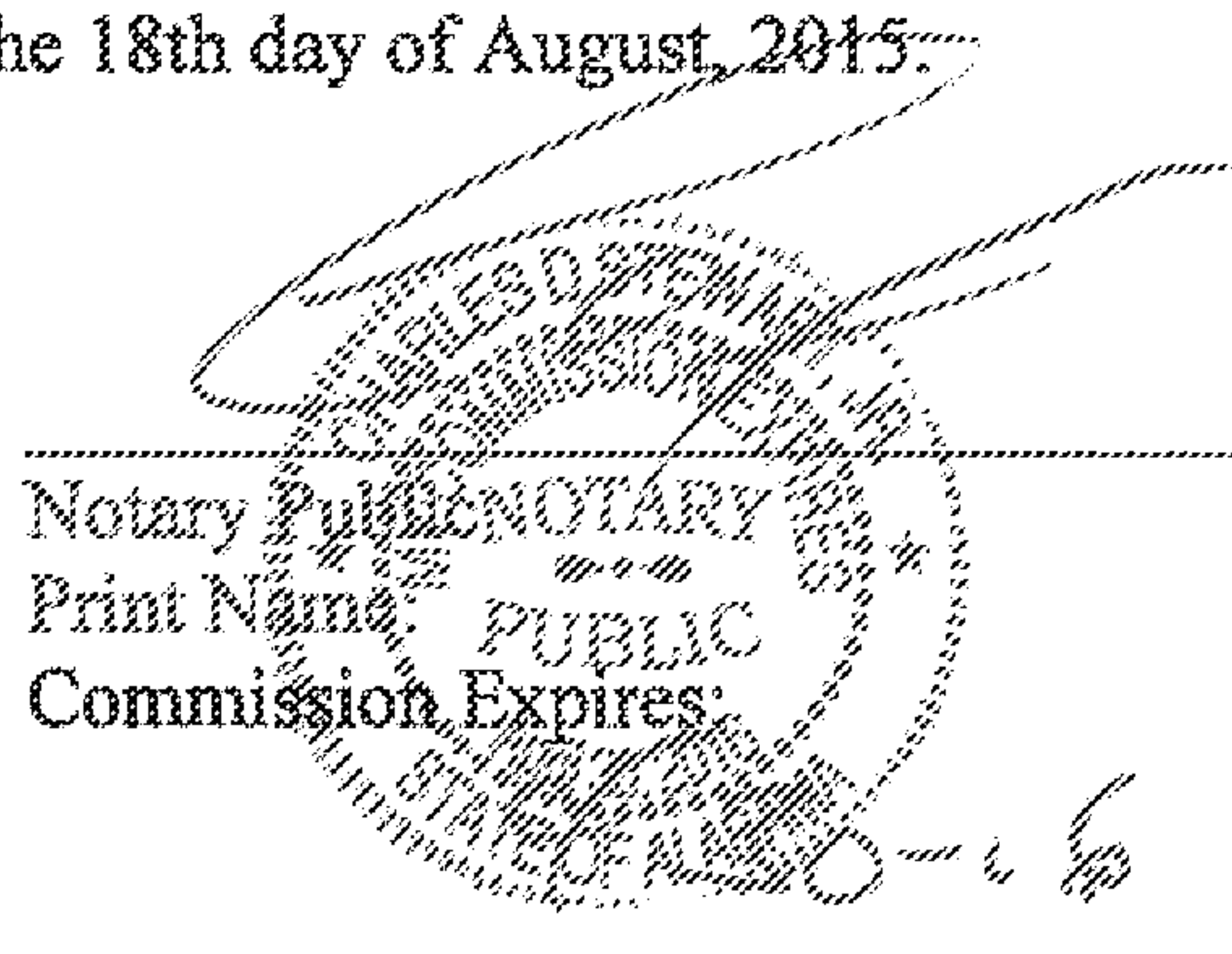
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of August, 2015.

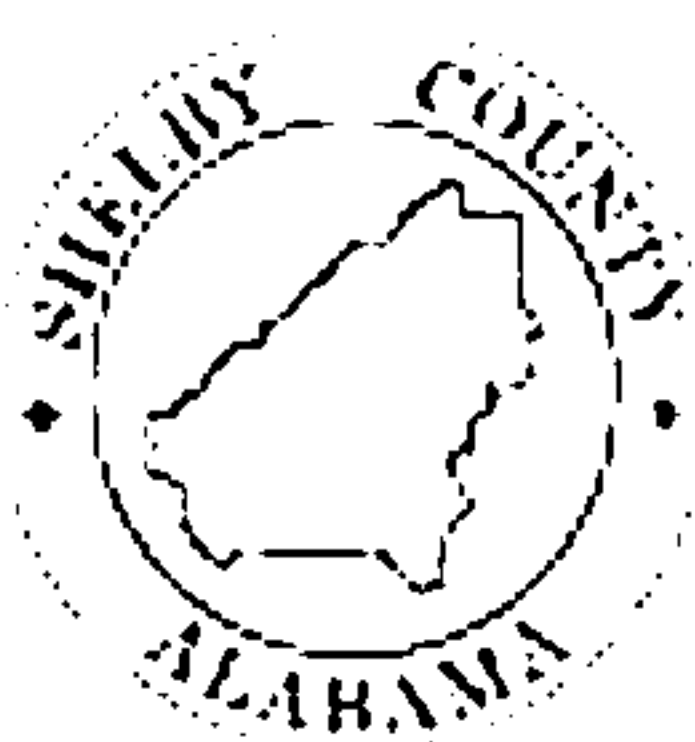

ELLEN ARNETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELLEN ARNETT 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 18th day of August, 2015.


Notary Public
Print Name: PUBLIC
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/19/2015 09:33:56 AM
\$184.00 JESSICA
20150819000288300

