

Send tax notice to:
JEAN L. BARNES
2900 SUMMERWOOD CIRCLE
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

2015536

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Three Thousand Nine Hundred and 00/100 Dollars (\$253,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHERYL DEBOLD, A SINGLE INDIVIDUAL whose mailing address is: 1643 Emerald Dunes Dr., Sun City Center, FL 33573 (hereinafter referred to as "Grantors") by JEAN L. BARNES whose mailing address is: 2900 SUMMERWOOD CIRCLE, BIRMINGHAM, AL, 35242 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:

LOT 18, ACCORDING TO THE AMENDED MAP OF SUMMERWOOD SUBDIVISION, RECORDED IN MAP BOOK 20, PAGE 68, 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. 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 LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 146, PAGE 381; DEED BOOK 283, PAGE 266 AND INSTRUMENT #1993-7531 IN PROBATE OFFICE
4. EASEMENT TO THE CITY OF HOOVER AS RECORDED IN REAL RECORD 365, PAGE 871 IN PROBATE OFFICE
5. TITLE TO MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO, AS RECORDED IN INSTRUMENT #1996-0925 IN PROBATE OFFICE.
6. UTILITY EASEMENT TO CITY OF HOOVER AS RECORDED IN REAL RECORD 365, PAGE 876 IN PROBATE OFFICE
7. 10-FOOT BUILDING SET BACK LINE FROM SUMMERWOOD CIRCLE AS SHOWN ON RECORDED MAP AND 20 FOOT BUILDING SET BACK LINE ON SOUTH SIDE OF SAID LOT WITH 15' EASEMENT INSIDE SAID SET BACK LINE AS SHOWN ON RECORDED MAP.
8. RESTRICTIONS AS RECORDED IN INSTRUMENT #1994-32178; INSTRUMENT #1995-13479; INSTRUMENT #1995-22470; INSTRUMENT

8. RESTRICTIONS AS RECORDED IN INSTRUMENT #1994-32178; INSTRUMENT #1995-13479; INSTRUMENT #1995-22470; INSTRUMENT #1995-22471; INSTRUMENT #1997-22839; AND INSTRUMENT #1995-25621, IN PROBATE OFFICE.
9. RELEASE OF DAMAGES AS SHOWN IN DEED RECORDED IN INST. NO. 1996-9025.
10. TITLE TO MINERAL AND MINING RIGHTS AND PRIVILEGES BELONGING THERETO.

\$188,900.00 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 20th day of August, 2015.

*Cheryl Debold By and through
Deneise Fondren Her Attorney in Fact*

CHERYL DEBOLD
BY AND THROUGH DENEISE FONDREN
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 DENEISE FONDREN, whose name as Agent and Attorney in Fact for CHERYL DEBOLD, 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, SHE executed the same voluntarily in HER capacity as Attorney in Fact for CHERYL DEBOLD on the day the same bears date.

Given under my hand and official seal this the 20TH day of August, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/21/2015 10:43:19 AM
\$82.00 CHERRY
20150821000291260

James W. Fuhrmeister

