

Send tax notice to:
JEFFREY K. ANNERS
6138 EAGLE POINT 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

2015544

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ROBERT A. MIDDLETON and BETH N. MIDDLETON, HUSBAND AND WIFE whose mailing address is: 2106 Kirkman Drive Hoover AL 35242 (hereinafter referred to as "Grantors") by JEFFREY K. ANNERS and ERIN ANNERS whose mailing address is: 6138 EAGLE POINT 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 805, according to the Survey of Eagle Point, 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama.

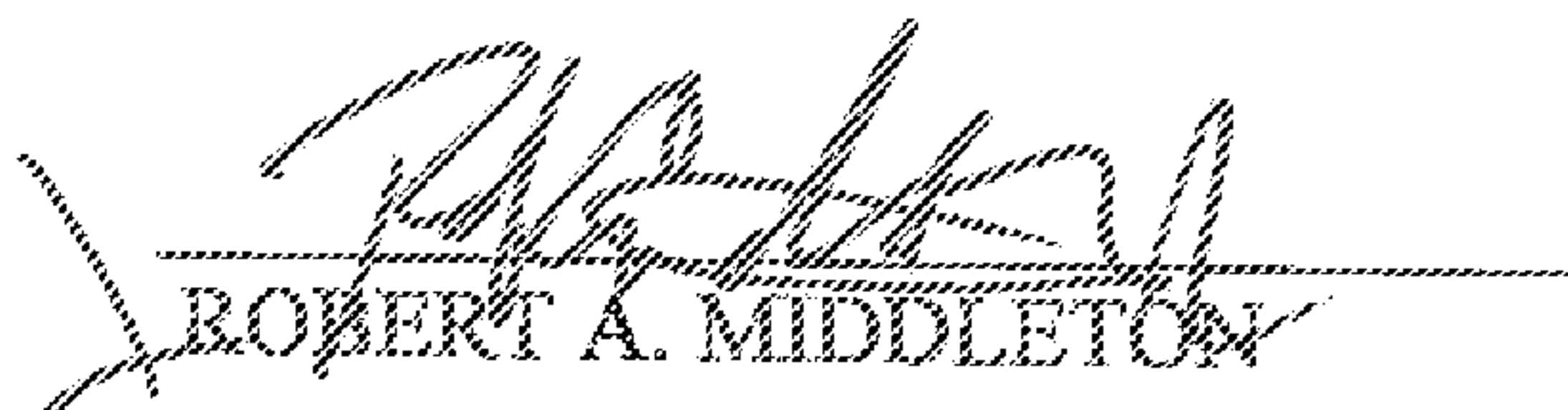
SUBJECT TO:

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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SET BACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE I RECORDED IN MAP BOOK 24, PAGE 127.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE OR 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 WILL ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD OR AS RECORDED IN DEED BOOK 331, PAGE 262 AND DEED BOOK 81, PAGE 417.
4. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1996-26590.
5. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT # 1998-49271 AND DEED BOOK 206, PAGE 448.
6. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408; DEED BOOK 149, PAGE 380 AND DEED BOOK 109, PAGE 70.
7. EASEMENT AS RECORDED IN INSTRUMENT # 1994-20416

\$363,375.00 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 31st day of August, 2015.


ROBERT A. MIDDLETON


BETH N. MIDDLETON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT A. MIDDLETON and BETH N. MIDDLETON 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 31st day of August, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2015 11:37:20 AM
\$36.50 CHERRY
20150901000305230



Notary Public
Print Name of Notary
Commission Expires

