

20150904000309750
09/04/2015 11:40:52 AM
DEEDS 1/2

Send tax notice to:
SHAWN BUMPERS
5224 MEADOW GARDEN LANE
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

2015570

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, VULCAN PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY whose mailing address is: 10 Box 380742, Birmingham AL 35238 (hereinafter referred to as "Grantors") by SHAWN BUMPERS and CHRISTY BUMPERS whose mailing address is: 5224 MEADOW GARDEN LANE, 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 7, in Block 2, according to the Survey of Sunny Meadows, Phase Two as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

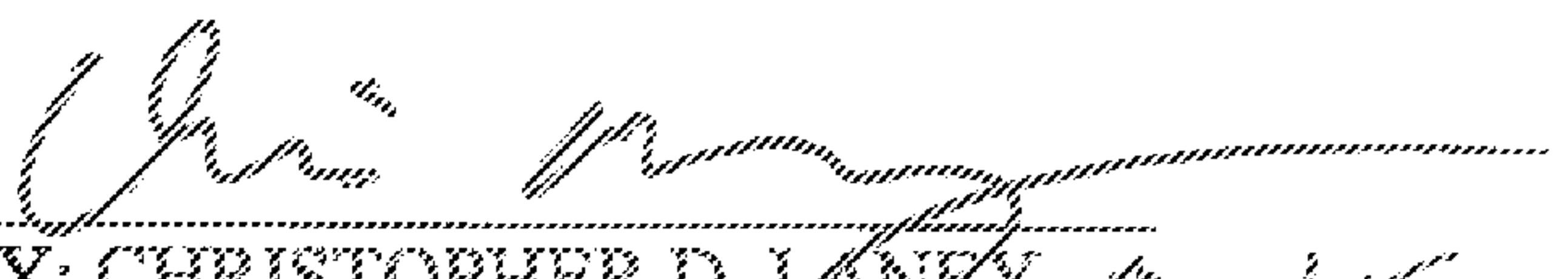
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 139, PAGE 128; DEED BOOK 134, PAGE 514; DEED BOOK 173, PAGE 192; DEED BOOK 173, PAGE 465; DEED BOOK 139, PAGE 140; DEED BOOK 139, PAGE 548 AND DEED BOOK 220 PAGE 69.
3. CONVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN MISC. BOOK 36, PAGE 881
4. AGREEMENT FOR UNDERGROUND TRANSMISSION TO ALABAMA POWER COMPANY AND AGREEMENT RECORDED IN MISC. BOOK 37, PAGE 21 AND 22 AND DEED BOOK 326, PAGE 12
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. 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.

\$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 3rd day of September, 2015.

VULCAN PROPERTIES, LLC


BY: CHRISTOPHER D. LANEY



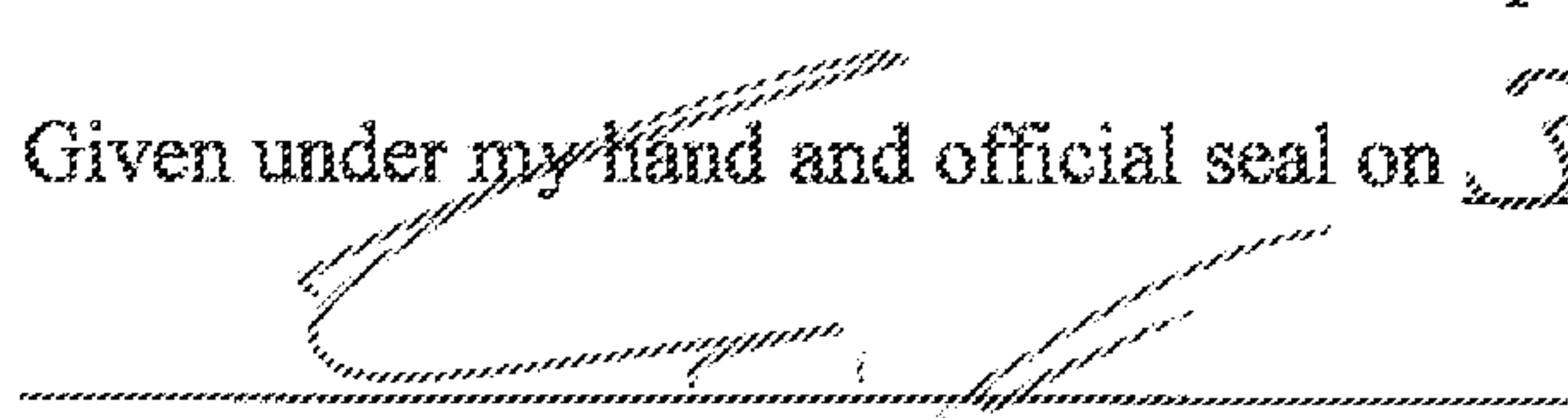
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/04/2015 11:40:52 AM
\$252.00 DEBBIE
20150904000309750



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER D. LANEY as MEMBER of VULCAN PROPERTIES, LLC, an Alabama limited liability company 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 officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said company.

Given under my hand and official seal on 3rd day of September, 2015.


Notary Public

My Commission Expires:

12-31-16

