

20151002000346580
10/02/2015 03:30:33 PM
DEEDS 1/2

Send tax notice to:
NICHOLAS A DRAKE
2304 Amberley Woods Trace
Helena, AL 35080

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

2015561T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM O FORSYTH, III and BRIDGETT FORSYTH, husband and wife whose mailing address is: 2304 Amberley Woods Trace, Helena, AL 35080 (hereinafter referred to as "Grantees") by NICHOLAS A DRAKE and LAYCEE DRAKE whose mailing address is: 2304 Amberley Woods Trace, Helena, AL, 35080 hereinafter referred to as Grantors, 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 13, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

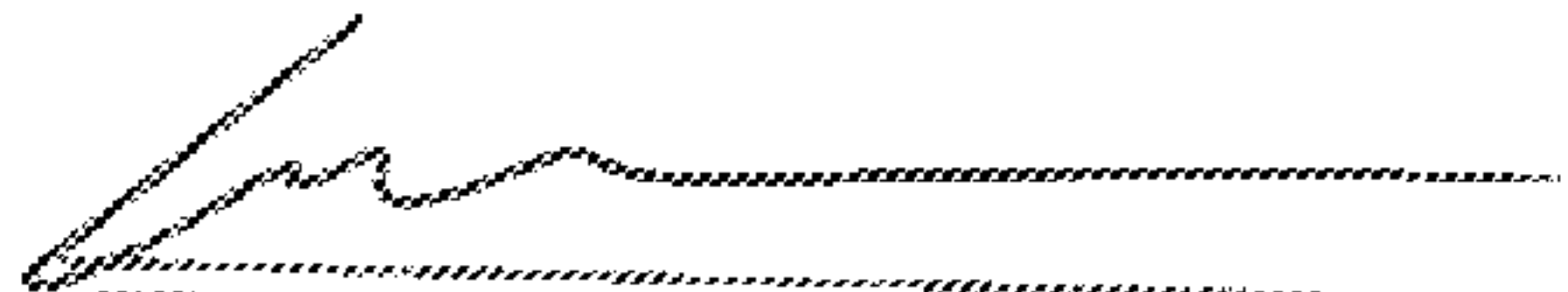
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 20, Page 10 of the Probate Records of Shelby County, Alabama.
- 3.
4. Minerals of whatsoever 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, whether or not appearing in the Public Records.
5. Subject to Easements, Restrictions and rights of way of record.
6. Restrictions, Building setback lines and easements as shown by recorded map.
7. Minerals and mining rights not owned by Grantors.
8. Easement to the Town of Helena in Real Volume 258, Page 712.
9. Right of way granted Alabama Power Company in Real Volume 220, Page 449.
10. Restrictive Covenants and Grant of Land Easement for underground Facilities to Alabama Power Company in INST# 1997/19420.
11. Terms, Agreements and Right of way to Alabama Power Company in INST# 1995/12812.
12. Right of Way granted to South Central Bell Telephone Company in Deed Book 336, Page 226.
13. Easement to Colonial Pipeline in Deed Book 267, Page 830.

- 14. Catholic Protection Facility Easement in favor of Colonial Pipeline Company in Book 226, Page 81.
- 15. Easement and Right of way in Real Volume 150, Page 652.
- 16. Reservation of Roadway and Utilities in Real Volume 108, Page 341.
- 17. Right of way easement to Colonial Pipeline Company as recorded in Vol. 223 page 437 and vol. 267 page 834 in the Probate Office of Shelby County, Alabama.
- 18. Coal, oil, gas and other mineral interests in to or under the land herein described.
- 19. Right of way of Southern Natural Gas Corporation recorded in Deed Book 90 page 29 in said Probate Office.
- 20. Right of way to Southern Natural Gas Corporation recorded in Deed Book 90 page 279 in said Probate Office; and any part of such property lying within a public road.
- 21. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1995-16236, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(e).

\$159,900.00 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 30th day of September, 2015.


WILLIAM G FORSYTH, III

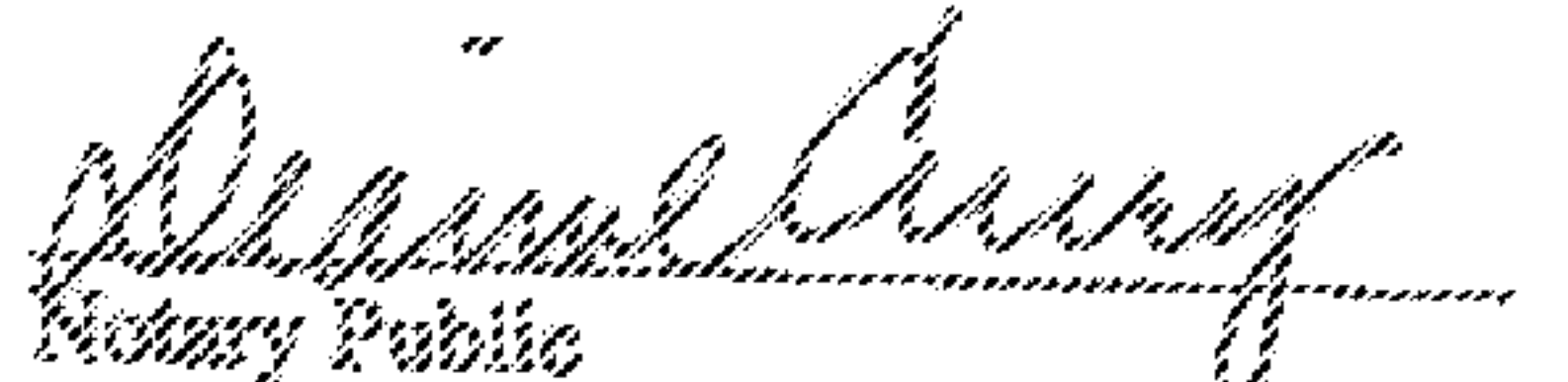

BRIDGETT FORSYTH

STATE OF ALABAMA
COUNTY OF COVINGTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM G FORSYTH, III and BRIDGETT FORSYTH 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 30th day of September, 2015.

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 03:30:33 PM
\$177.00 DEBBIE
20151002000346580


Notary Public
Print Name: Dorinda C. ...
Commission Expires: 10/20/14



