

Send tax notice to:
TERESA A. BURCHFIELD
2048 SHAGBARK ROAD
HOOVER, AL 35244

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

2015657

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHAEL H. SHEPHERD and DENISE W. SHEPHERD, HUSBAND AND WIFE whose mailing address is: 4355 Village Green Way, Hoover, AL 35226 (hereinafter referred to as "Grantors") by TERESA BURCHFIELD AND VANN BURCHFIELD whose mailing address is: 2048 SHAGBARK ROAD, HOOVER, AL, 35244 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, joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 812, ACCORDING TO THE SURVEY OF FIFTEENTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 168, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
3. EASEMENT(S), AND BUILDING LINE(S) AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 356, PAGE 42.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN MISC BOOK 56, PAGE 555 AND COVENANTS PERTAINING THERETO RECORDED IN MISC BOOK 56, PAGE 554 IN SAID PROBATE OFFICE.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 127, PAGE 140, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$198,000.00 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 October, 2015.

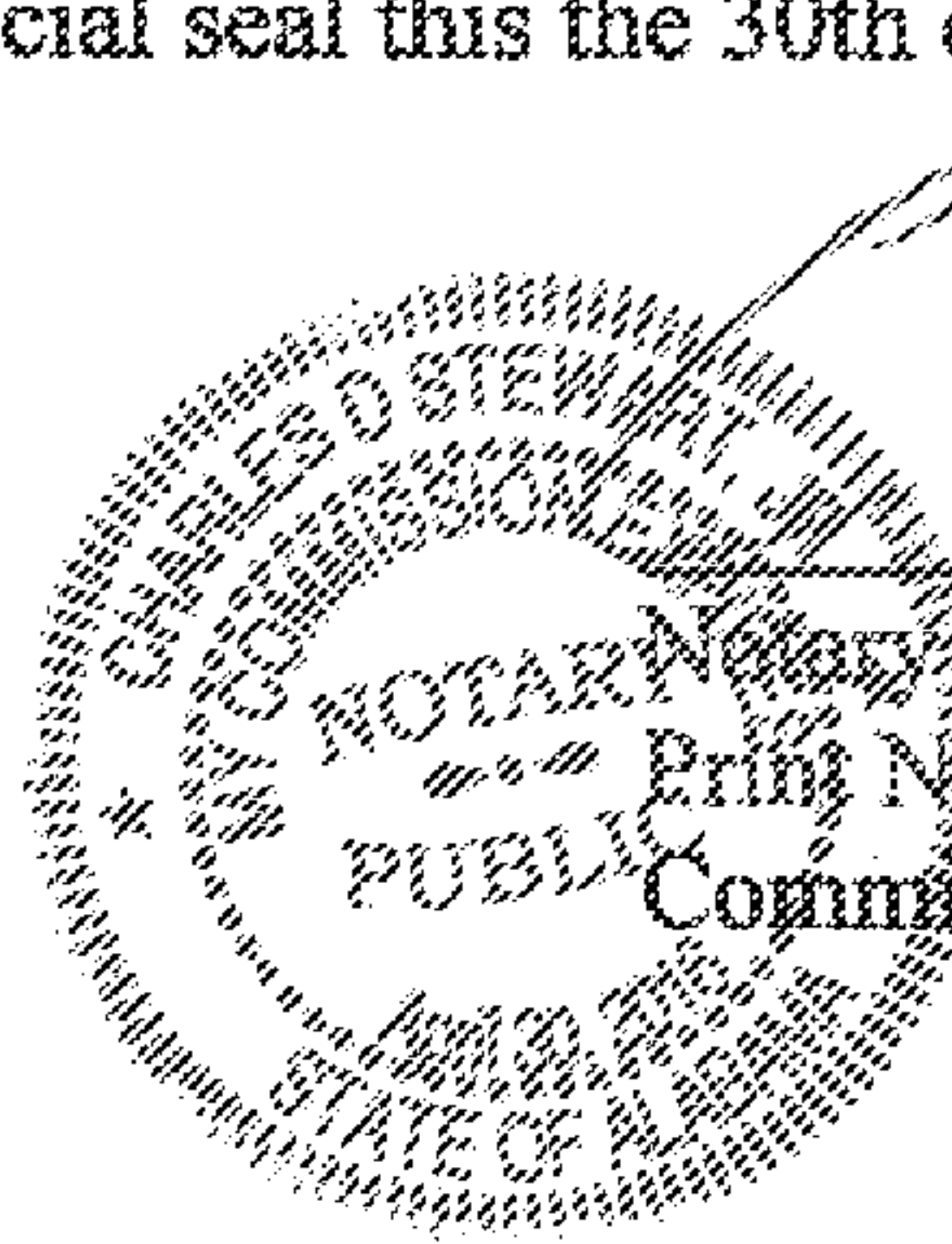

MICHAEL H. SHEPHERD


DENISE W. SHEPHERD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL H. SHEPHERD and DENISE W. SHEPHERD 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 October, 2015.


Notary Public
Print Name: Charles O. Stewart
Commission Expires: 11-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2015 02:06:03 PM
\$66.50 CHERRY
20151102000381100

