

Send tax notice to:  
KEVIN ANDRE CLAUGHTON-SMITH  
348 CHESSER PARK DRIVE  
CHELSEA, AL 35043

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

2015665

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand and 00/100 Dollars (\$246,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, IAN R. MCDUFF and NICOLE L. MCDUFF, HUSBAND AND WIFE whose mailing address is: 422 Lookey Circle, Stoughton, AL 35447 (hereinafter referred to as "Grantors") by KEVIN ANDRE CLAUGHTON-SMITH AND MARTHA L. SMITH whose mailing address is: 348 CHESSER PARK DRIVE, CHELSEA, AL, 35043 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:


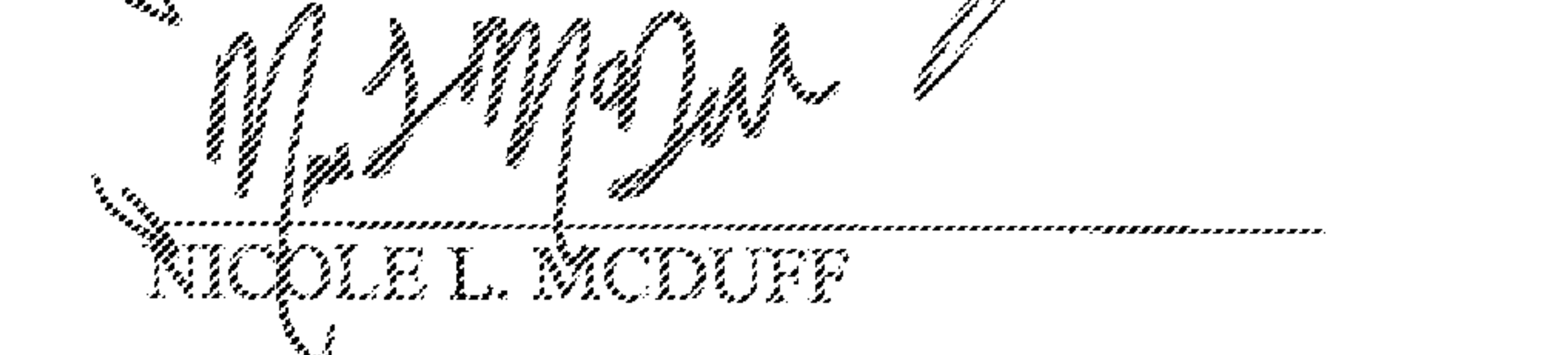
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, BUILDING LINE AND NOTES AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 336, PAGE 230, AND DEED BOOK 320, PAGE 931.
4. TITLE TO 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 69, PAGE 177; DEED BOOK 29, PAGE 320 AND INSTRUMENT #20121214000478350
5. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED BOOK 127, PAGE 315; DEED BOOK 127, PAGE 317; DEED BOOK 127, PAGE 318 AND INSTRUMENT #20030612000368390
6. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #20070529000248060
7. COTTAGES OF CHESSER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #20040511000248910; AMENDED IN INSTRUMENT #20091008000381300, AND FURTHER AMENDED IN INSTRUMENT #20120124000028010.

8. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20030429000262650 AND DECLARATION OF EASEMENT AS RECORDED IN INSTRUMENT #2001-21357
9. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20040910000504210 AND INSTRUMENT #2004062900035550
10. TERMS AND CONDITIONS OF MEMORANDUM OF SEWER SERVICE AGREEMENT WITH DOUBLE OAK WATER RECLAMATION LLC AS RECORDED IN INSTRUMENT # 20121102000422170
11. SHARED USE AND MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT #20130325000122540.

\$241,544.00 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 29th day of October, 2015.

  
IAN R. MCDUFF  
  
NICOLE L. MCDUFF

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IAN R. MCDUFF and NICOLE L. MCDUFF 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 29th day of October, 2015.



  
Notary Public  
Print Name:  
Commission Expires: 

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 62, according to the Survey of Cottages at Chesser Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600, Second Amendment to Declaration recorded in Instrument 20120124000028010 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

20151102000381200 11/02/2015 02:16:23 PM DEEDS 3/3



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2015 02:16:23 PM  
\$24.50 CHERRY  
20151102000381200

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the Probate Judge.