

Send tax notice to:
KELLY WESLER
131 WEST STONEHAVEN CIRCLE
PELHAM, AL 35124

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

2015639

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-One Thousand Nine Hundred and 00/100 Dollars (\$151,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SUZANNE RIVERS FKA SUZANNE THOMAS and WILLIAM T. RIVERS, WIFE AND HUSBAND whose mailing address is: 5130 Weatherford Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by KELLY WESLER whose mailing address is: 131 WEST STONEHAVEN CIRCLE, PELHAM, AL, 35124 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 60, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN, FIRST ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 87, 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. BUILDING LINE(S), EASEMENT(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. DECLARATION OF PROTECTIVE COVENANTS FOR THE COTTAGES AT STONEHAVEN 1ST ADDITION AS RECORDED IN INSTRUMENT 1997-14487, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO CITY OF PELHAM, RECORDED IN INSTRUMENT 1994-7090 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO COLONIAL PIPELINE RECORDED IN VOLUME 268, PAGE 817 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. COVENANT FOR STORM WATER RUNOFF CONTROL RECORDED IN INSTRUMENT 1997-15144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$149,148.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUZANNE RIVERS AND SUZANNE THOMAS ARE ONE AND THE SAME PERSON.

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 4th day of November, 2015.

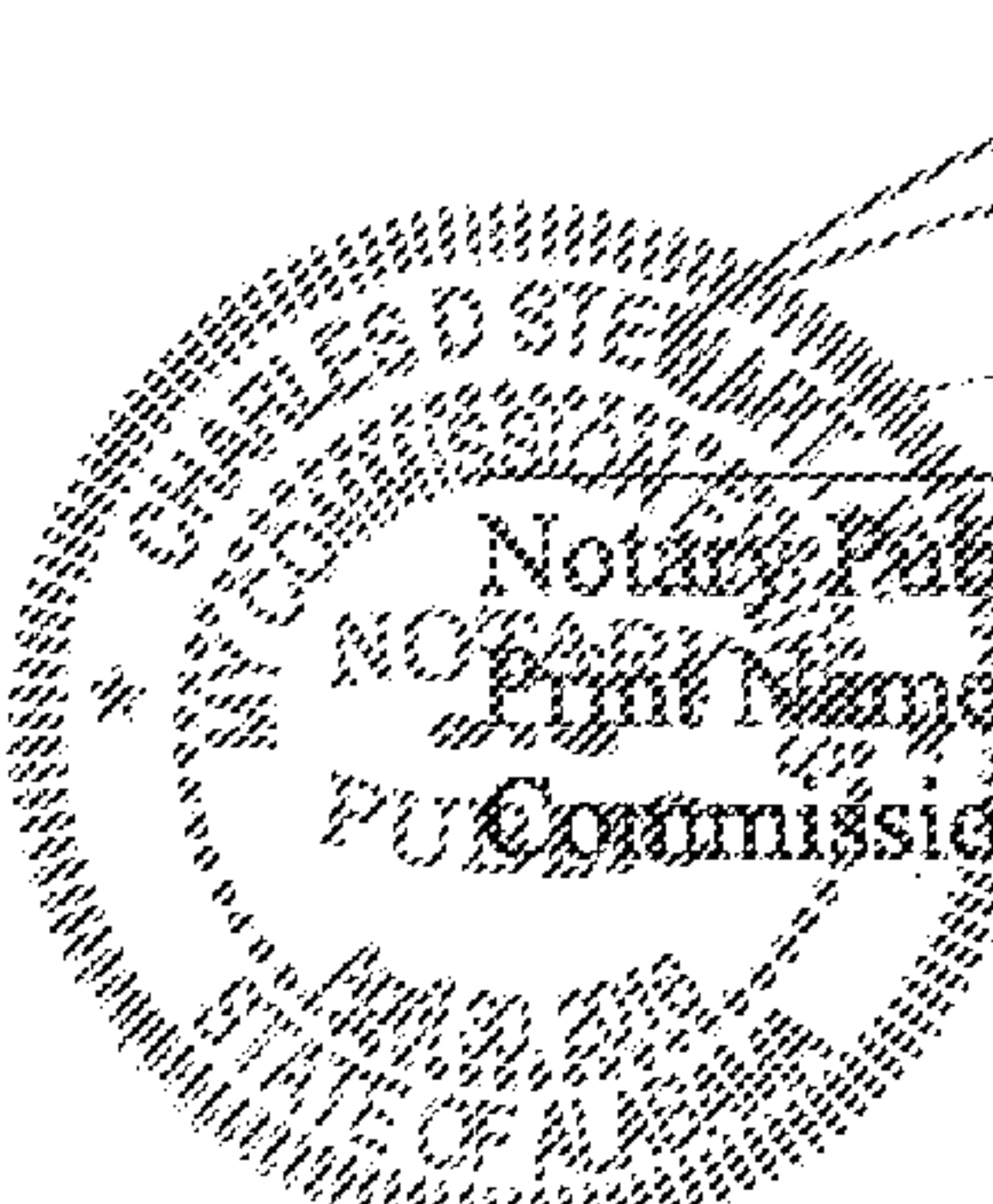

SUZANNE RIVERS

WILLIAM T. RIVERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUZANNE RIVERS AND WILLIAM T. RIVERS 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 4th day of November, 2015.


Notary Public
Print Name: Charles D. Stemmer
Commission Expires: 7-3-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/05/2015 01:58:43 PM
\$20.00 CHERRY
20151105000386000

