

Send tax notice to:
ZACHARY K. LOCKHART
120 BENT CREEK 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

2015716

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Nine Thousand and No Dollars (\$299,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DANIEL L. ROEHL and MARGARET C. ROEHL, husband and wife whose mailing address is: 50 Renfrew Drive, Bella Vista, AR 72715 (hereinafter referred to as "Grantors") by ZACHARY K. LOCKHART and KATHRYN LOCKHART whose mailing address is: 120 BENT CREEK 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:

LOT 5, ACCORDING TO THE MAP AND SURVEY OF BENT CREEK, SECTOR 1, RECORDED IN MAP BOOK 36, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE 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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF BENT CREEK SECTOR 1, RECORDED IN MAP BOOK 36, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. 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, INCLUDING THOSE RECORDED IN INSTRUMENT #1994-29305; DEED BOOK 154, PAGE 455; DEED BOOK 171, PAGE 515 AND DEED BOOK 244, PAGE 587.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2005-56418; INSTRUMENT #20060316000123610; INSTRUMENT #20071004000464630 AND INSTRUMENT #20080222000072590.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 126, PAGE 55 AND INSTRUMENT #2005-46418.
6. GRANT OF LAND EASEMENT AND RESRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION GRANTED TO ALABAMA POWER COMPANY IN INSTRUMENT #20051031000564180; INSTRUMENT #2006063000315120 AND INSTRUMENT #20061212000641700.
7. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS AS RECORDED IN IN INSTRUMENT #20051212000461700

8. NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES TO THE CITY OF PELHAM RECORDED IN INSTRUMENT #200506100026330
9. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 126, PAGE 55.
10. MEMORANDUM AND AFFIDAVIT REGARDING OIL AND GAS LEASE TO ANCHULTZ CORPORTATION RECORDED IN MISC. BOOK 45, PAGE 303.
11. MEMORANDUM OF OIL AND GAS LEASE TO ATLANTIC RICHFIELD CO., RECORDED IN DEED BOOK 324, PAGE 391.
12. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED 4/5/04 AND REINSTATEMENT AND EXTENSION AGREEMENT DATED 10/26/04 AND ADDENDUM TO THE PURCHASE AND SALE AGREEMENT AND REINSTATEMENT AND EXTENSION AGREEMENT DATED 1/04/15 BY AND BETWEEN DOUBLE MOUNT, LLC AND GARY L. THOMPSON AS RECORDED IN INSTRUMENT #2005020400058340.
13. RIGHT OF WAY FOR RAILROAD, RECORDED IN DEED BOOK "T", PAGE 655.
14. LESS AND EXCEPT THAT RIGHT OF WAY OF PICKLE DRIVE OVER AND ACROSS SAID DESCRIBED PROPERTY.
15. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #20071004000464630 AND RE-RECORDED IN INSTRUMENT #20080222000072590 AND INSTRUMENT #20060316000123610.

\$308,867.00 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 November, 2015.


 DANIEL L. ROEHL


 MARGARET C. ROEHL



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk

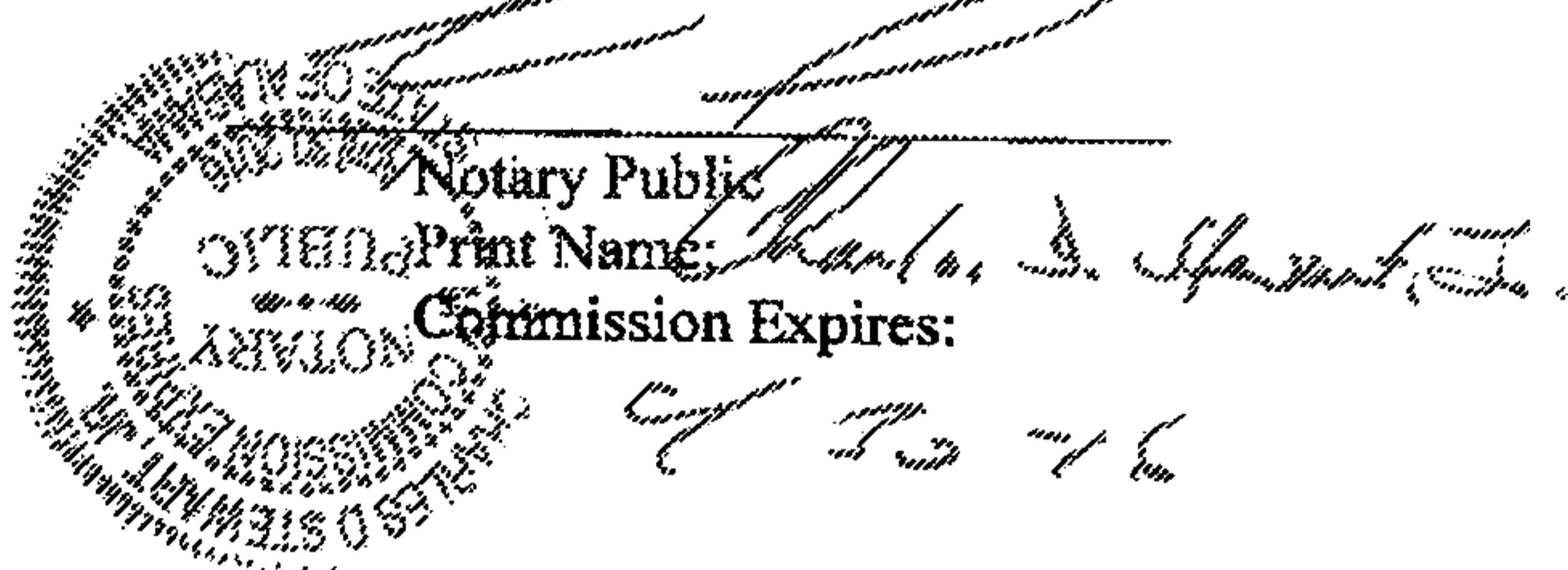


20151202000412310 2/2 \$18.00
 Shelby Cnty Judge of Probate, AL
 12/02/2015 01:44:33 PM FILED/CERT

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL L. ROEHL and MARGARET C. ROEHL 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 November, 2015.


 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 11-20-16