

Send tax notice to:
RANDY JOE SMITH, JR.
2524 TITONKA ROAD
BIRMINGHAM, 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

2015752T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BILLY H. MYERS and MARY JEAN MYERS, HUSBAND AND WIFE whose mailing address is: 4009 Eagle Valley Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by RANDY JOE SMITH, JR. and EMILY FERRIS SMITH whose property address is: 2524 TITONKA ROAD, BIRMINGHAM, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25A, a Resurvey of Lots 25 and 26, Indian Valley, Third Sector, as recorded in Map Book 40, Page 10, 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. 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 OF PUBLIC RECORD.
3. EASEMENTS GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 102, PAGE 55; BOOK 119, PAGE 297; BOOK 107, PAGE 121; BOOK 102, PAGE 53; BOOK 103, PAGE 43 AND BOOK 104, PAGE 213.
4. MINERAL AND MINING RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 181, PAGE 385.

\$213,750.00 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 8th day of January, 2016.

Billy H. Myers
BILLY H. MYERS

Mary Jean Myers
MARY JEAN MYERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY H. MYERS and MARY JEAN MYERS 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 8th day of January, 2016.

James W. Fuhrmeister, Jr.
Notary Public
Print Name: *James W. Fuhrmeister, Jr.*
Commission Expires: *4-30-16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/12/2016 09:46:47 AM
\$28.50 CHERRY
20160112000011110

James W. Fuhrmeister, Jr.