

Send tax notice to:
LIVING GREEN BUILDING SERVICES, INC.
3421 HIGHWAY 109
COLUMBIANA, AL 35051

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

2016031T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ROGER HENDERSON and NANCY HENDERSON, HUSBAND AND WIFE whose mailing address is: 128 LIBERTY COVE, CHELSEA, AL 35043 (hereinafter referred to as "Grantors") by LIVING GREEN BUILDING SERVICES, INC. whose property address is: 128 LIBERTY COVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Final Plat of the Residential Subdivision, Liberty Cove, as recorded in Map Book 34, Page 49, 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. Subject to all matters as set forth as shown on the plat as recorded in Map Book 34, Page 49 of the Probate Records 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, whether or not appearing in the Public Records.
4. Articles of Incorporation of Residential Subdivision Liberty Cove Homeowners' Association, Inc. recorded in Official Records Document No 20150529000177370, of the Probate Records of Shelby County, Alabama.
5. Easement granted to Alabama Power Company recorded in Official Records Document No 2040910000506200, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20050118000024750.

\$ 0.00 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 2nd day of February, 2016.

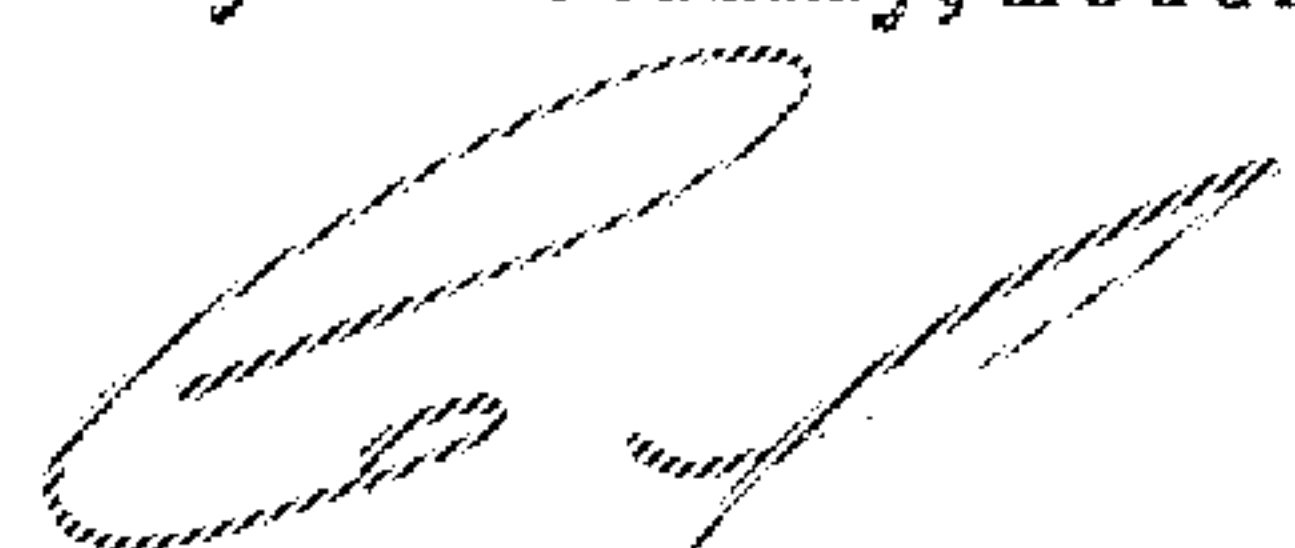
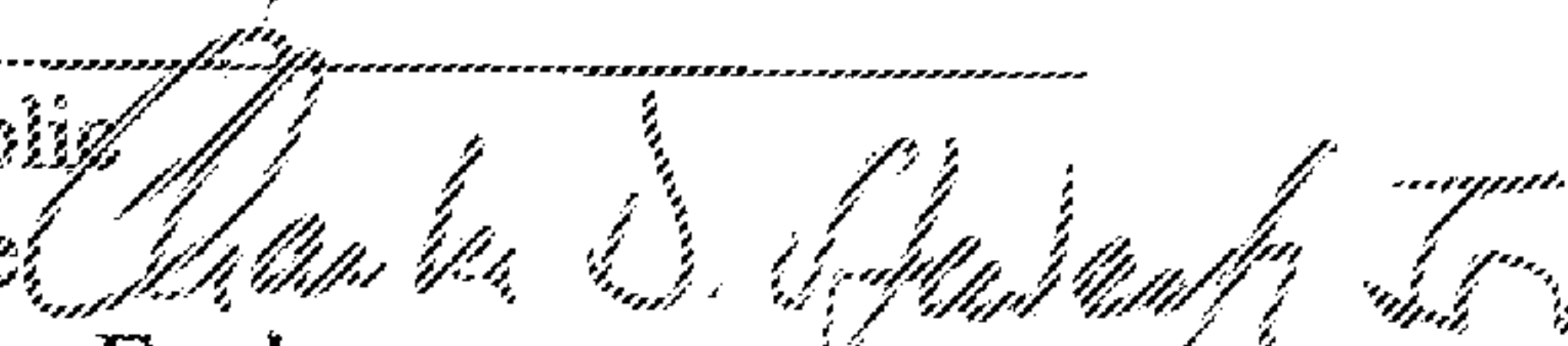
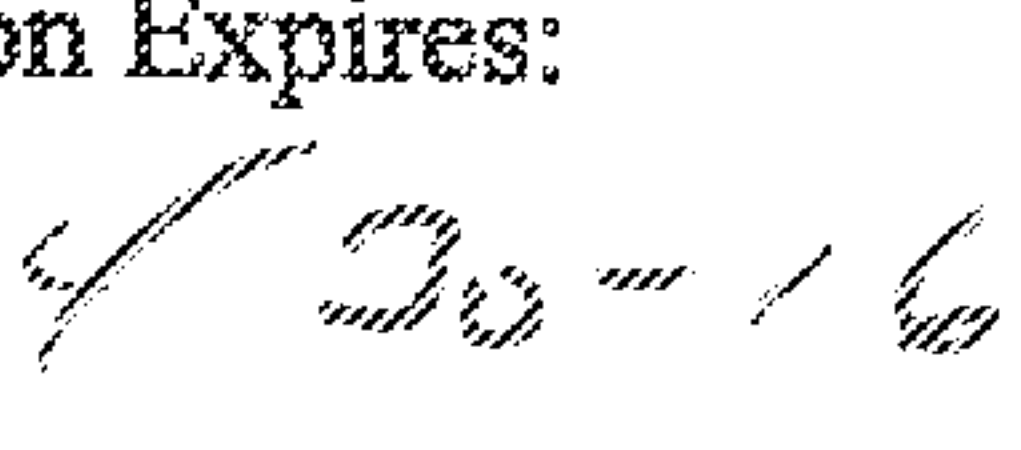

ROGER HENDERSON


NANCY HENDERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGER HENDERSON and NANCY HENDERSON 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 2nd day of February, 2016.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/04/2016 12:58:53 PM
\$62.00 CHERRY
20160204000036940

