

20160216000048680
02/16/2016 11:55:46 AM
DEEDS 1/2

Send tax notice to:
PHILLIP ZACHARY RIGGINS
8053 MITCHELL LANE
BIRMINGHAM, AL 35216

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

2015739T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Nine Thousand Five Hundred and 00/100 Dollars (\$329,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ELIZABETH A. SHARPE and WILLIAM CLAYTON SHARPE, JR., WIFE AND HUSBAND whose mailing address is: 1138 Magnolia Run, Hoover, AL 35226 (hereinafter referred to as "Grantors") by PHILLIP ZACHARY RIGGINS and MONICA NEELEY RIGGINS whose property address is: 8053 MITCHELL LANE, BIRMINGHAM, AL, 35216 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 238, ACCORDING TO THE MAP OF BENT RIVER COMMONS, 3RD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 147, 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 25, PAGE 147 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.

\$135,000.00 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 12th day of February, 2016.

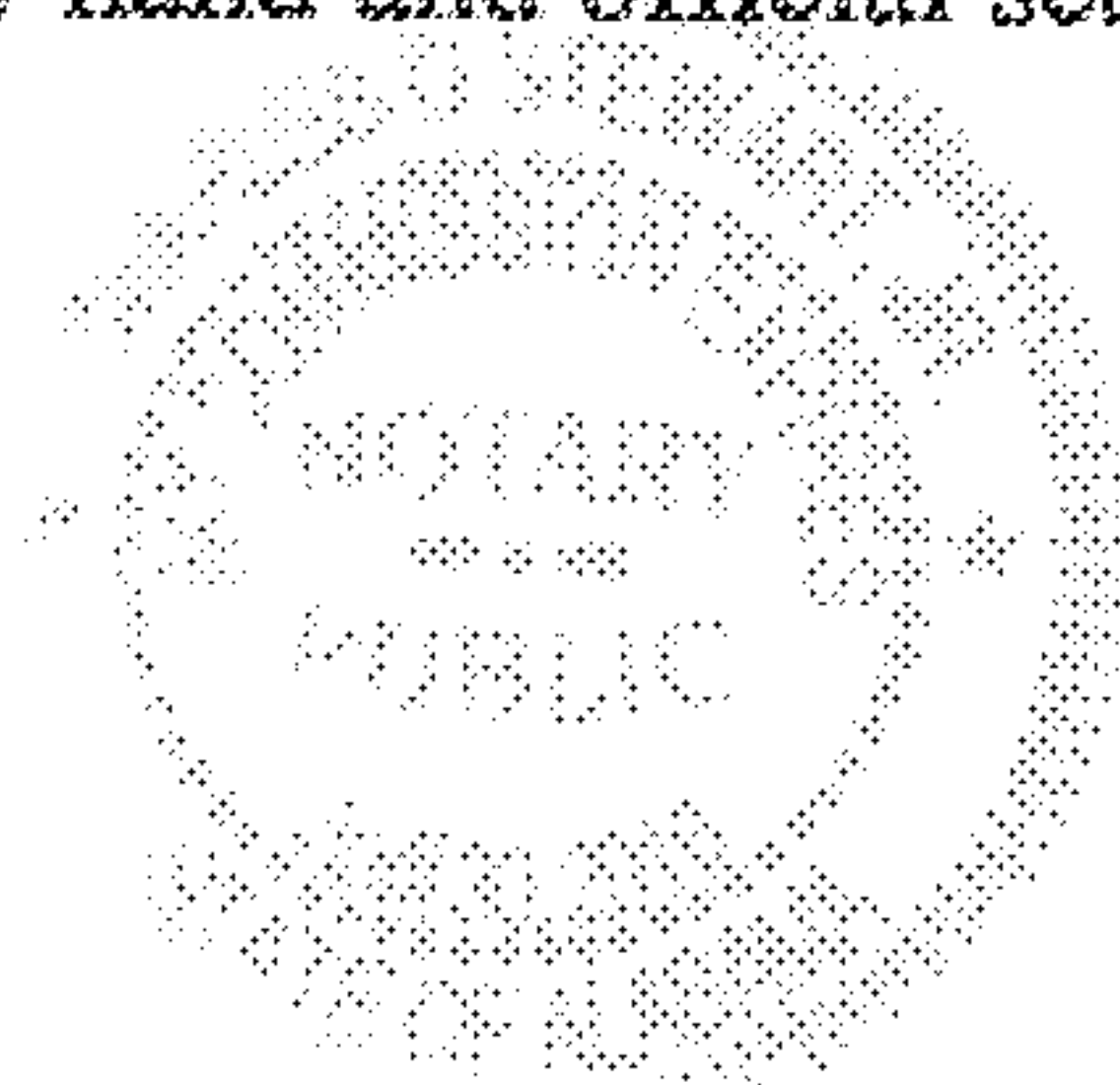

ELIZABETH A. SHARPE

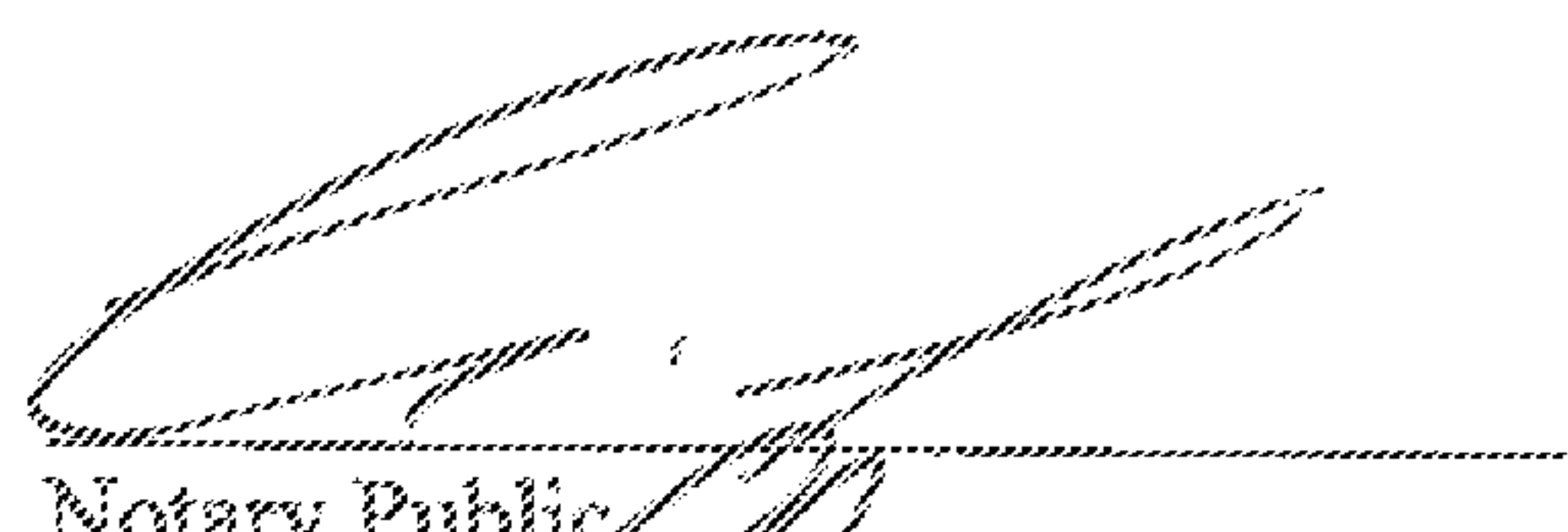
WILLIAM CLAYTON SHARPE, JR.

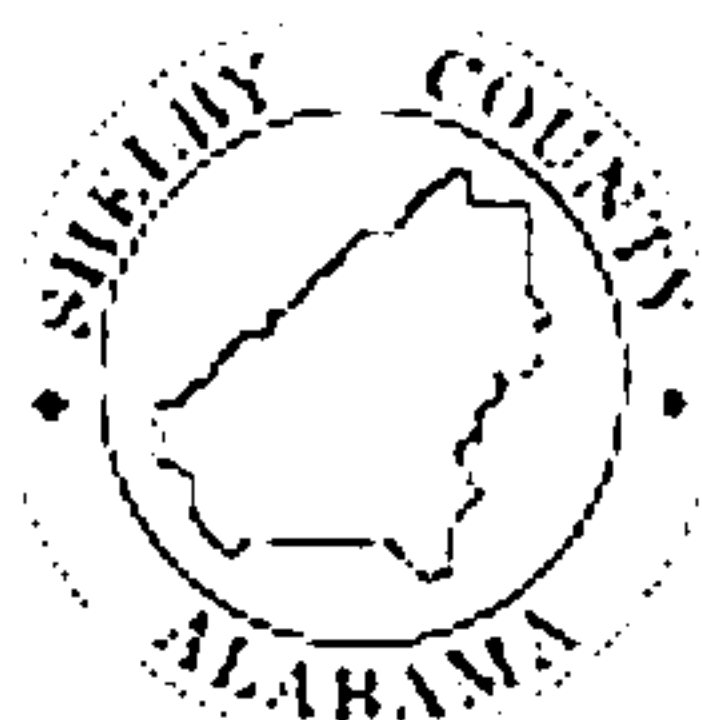
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH A. SHARPE and WILLIAM CLAYTON SHARPE, JR. 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 12th day of February, 2016.




Notary Public
Print Name: James W. Fuhrmeister, Jr.
Commission Expires: 8-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 11:55:46 AM
\$211.50 CHERRY
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