

20160302000066720
03/02/2016 01:07:12 PM
DEEDS 1/2

Send tax notice to:
BRANTLEY ALLEN BERRY
121 HICKORY STREET
MAYLENE, AL 35114

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

2016084

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand and 00/100 Dollars (\$142,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ANTHONY CARL BOOKER and SHERRI JO BOOKER, HUSBAND AND WIFE whose mailing address is: 148 Silverleaf Drive, Pelham, AL 35124 (hereinafter referred to as "Grantors") by BRANTLEY ALLEN BERRY whose property address is: 121 HICKORY STREET, MAYLENE, AL, 35114 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 28, ACCORDING TO THE MAP OF WOODLAND HILLS, 1ST PLACE, 2ND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 137, 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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 6, Page 648 and Map Book 5, Page 137, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to South Central Bell Telephone Company as set forth in Deed Book 279, Page 780, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 107, Page 526.
6. Building setback lines of 35' feet; 5' easement along east lot line; 10' easement along South lot line as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

\$127,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Anthony C. Booker, grantee in deed recorded in Instrument 1997-03216 in the Probate Office of Shelby County, Alabama is one and the same as Anthony Carl Booker, grantor and grantee in deed recorded in Instrument 20150622000208890, in the Probate Office of Shelby County, Alabama.

Anthony Carl Booker is the surviving grantee of that certain deed as recorded in Instrument 1997-03216, in the Probate Office of Shelby County, Alabama. The other grantee, Sandra R. Booker having died on or about the 23rd day of June, 2009. At the time of Sandra R. Booker's death, she and Anthony C. Booker were married.

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 29th day of February, 2016.


ANTHONY CARL BOOKER


SHERRI JO BOOKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY CARL BOOKER and SHERRI JO BOOKER 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.

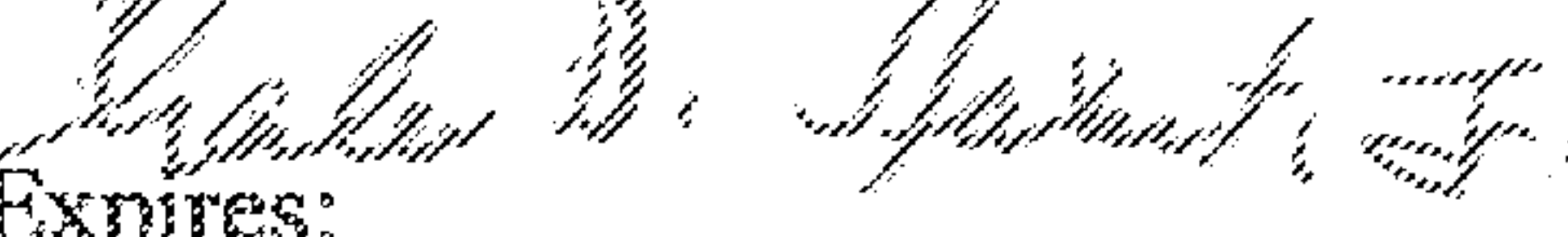
Given under my hand and official seal this the 29th day of February, 2016.

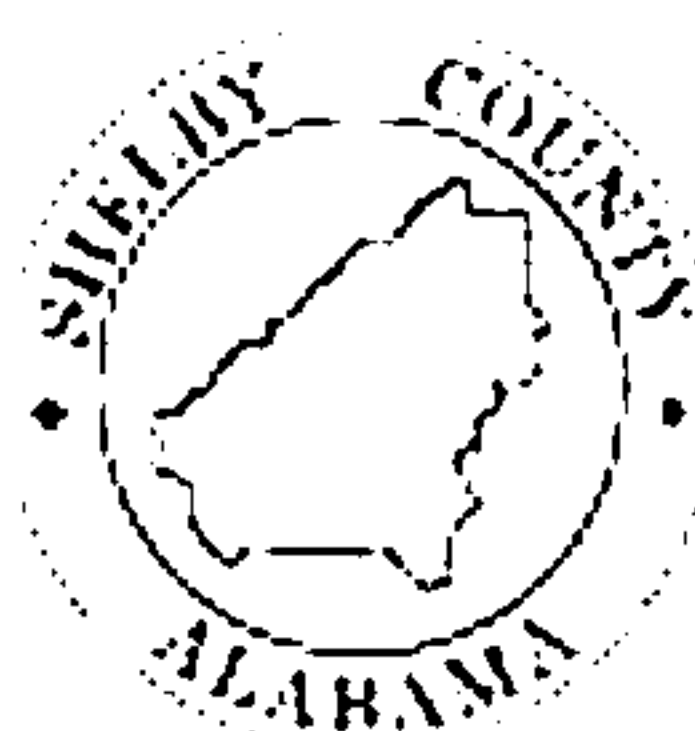


Notary Public

Print Name:

Commission Expires:


3-2-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 01:07:12 PM
\$31.50 CHERRY
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