

Send tax notice to:
DANIEL O. LIGHTFOOT
504 BENT CREEK TRACE
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

2016098

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Eight Thousand and 00/100 Dollars (\$268,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JASON ELLSBERRY and BRITTNEY ELLSBERRY, HUSBAND AND WIFE whose mailing address is: 21004 Leona Carolina Lane, Monroe, AL 38110 (hereinafter referred to as "Grantors") by DANIEL O. LIGHTFOOT and KATHRYN S. LIGHTFOOT whose property address is: 504 BENT CREEK TRACE, 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 88, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 39, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

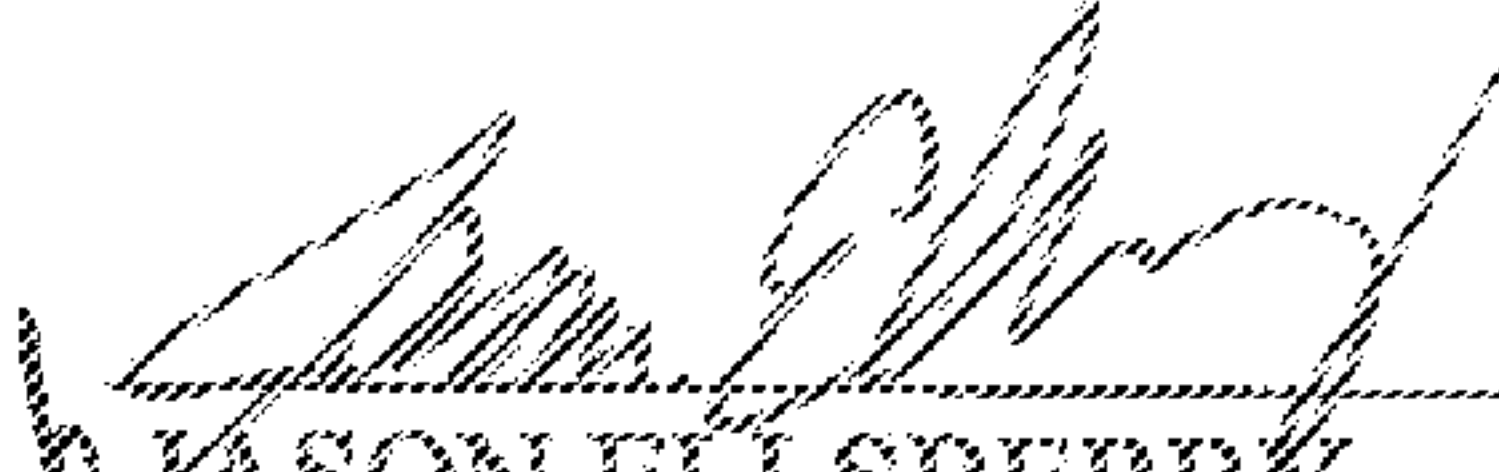
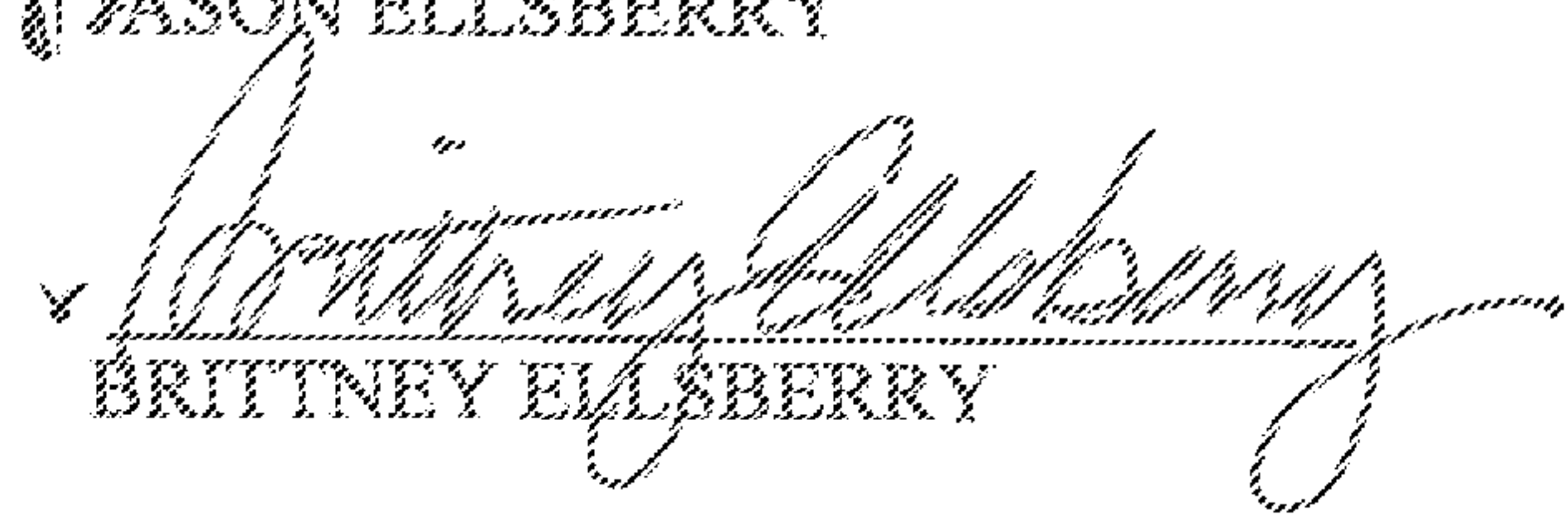
SUBJECT TO:

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. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAPS, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #2005-56418, INSTRUMENT # 2006-31512 AND IN INSTRUMENT # 2006-60096.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT # 2005-56418, INSTRUMENT # 20085-7259, AMENDED IN INSTRUMENT # 2008-34168

\$249,450.00 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.

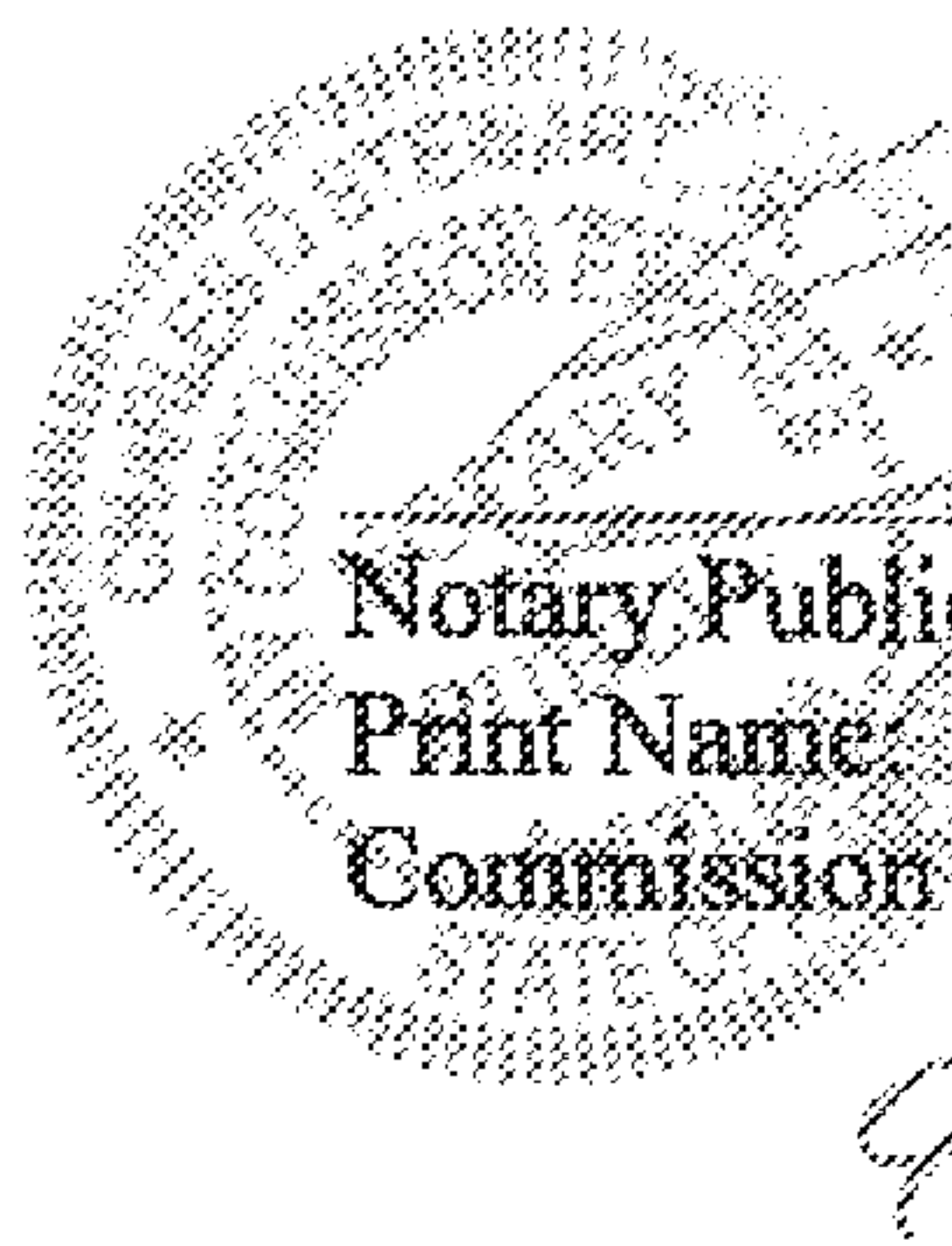
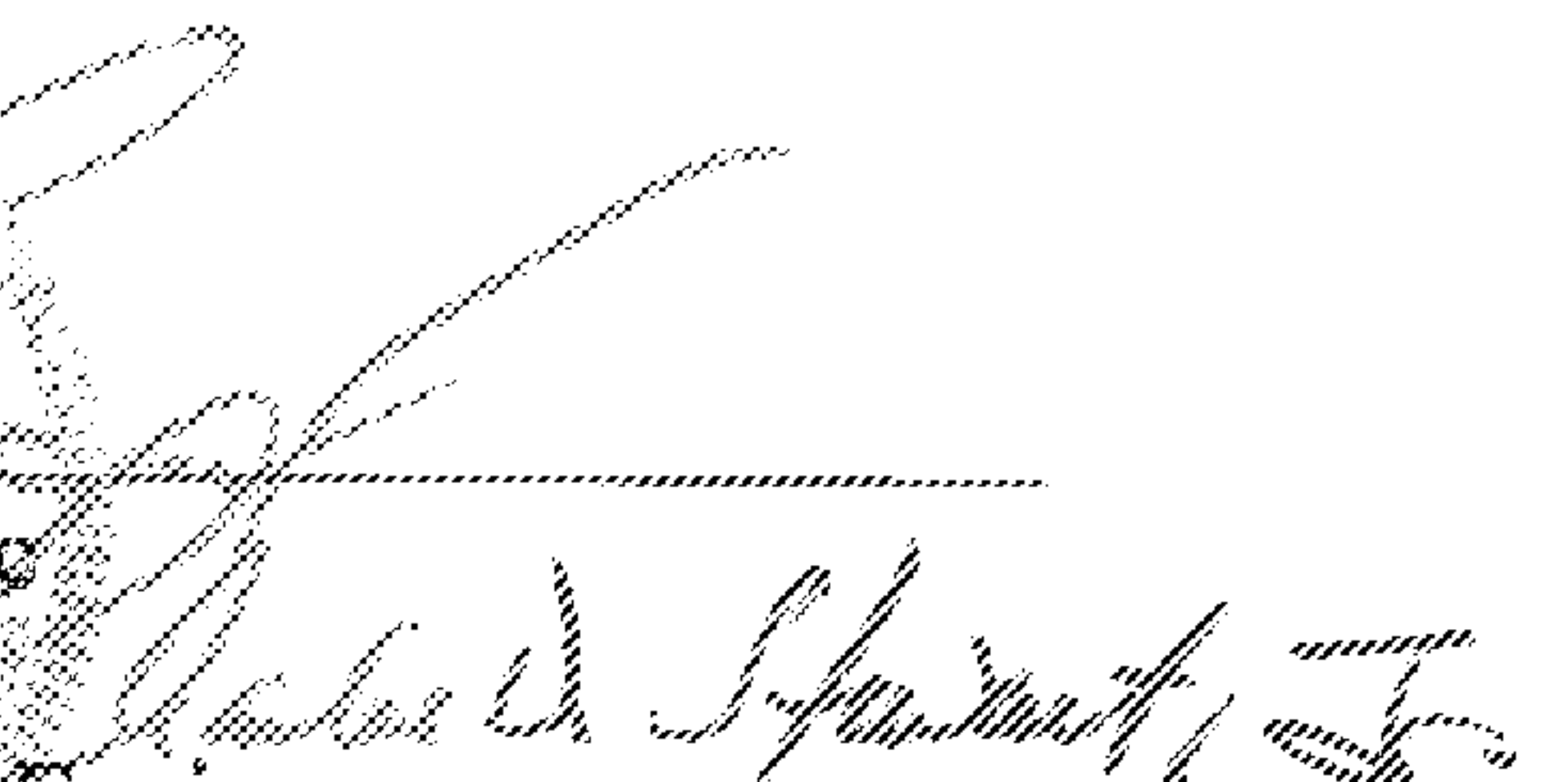
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 8th day of March, 2016.


JASON ELLSBERRY

BRITTNEY ELLSBERRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON ELLSBERRY and BRITTNEY ELLSBERRY 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 March, 2016.


Notary Public
Print Name: 
Commission Expires: 4-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/09/2016 12:05:08 PM
\$36.00 CHERRY
20160309000076170

