

20160314000081610
03/14/2016 01:33:05 PM
DEEDS 1/2

Send tax notice to:
JAMES E. BRUCE
316 DEER RIDGE LANE
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

2016112

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Eight Thousand and 00/100 Dollars (\$248,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, R. SCOTT JAMISON and WENDI GARDNER JAMISON, HUSBAND AND WIFE whose mailing address is: 130 Westspan Way Oxford AL 30054 (hereinafter referred to as "Grantors") by JAMES E. BRUCE and KAREN A. BRUCE whose property address is: 316 DEER RIDGE LANE, 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 17B, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES, SECTOR 5, AS RECORDED IN MAP BOOK 32, PAGE 23 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

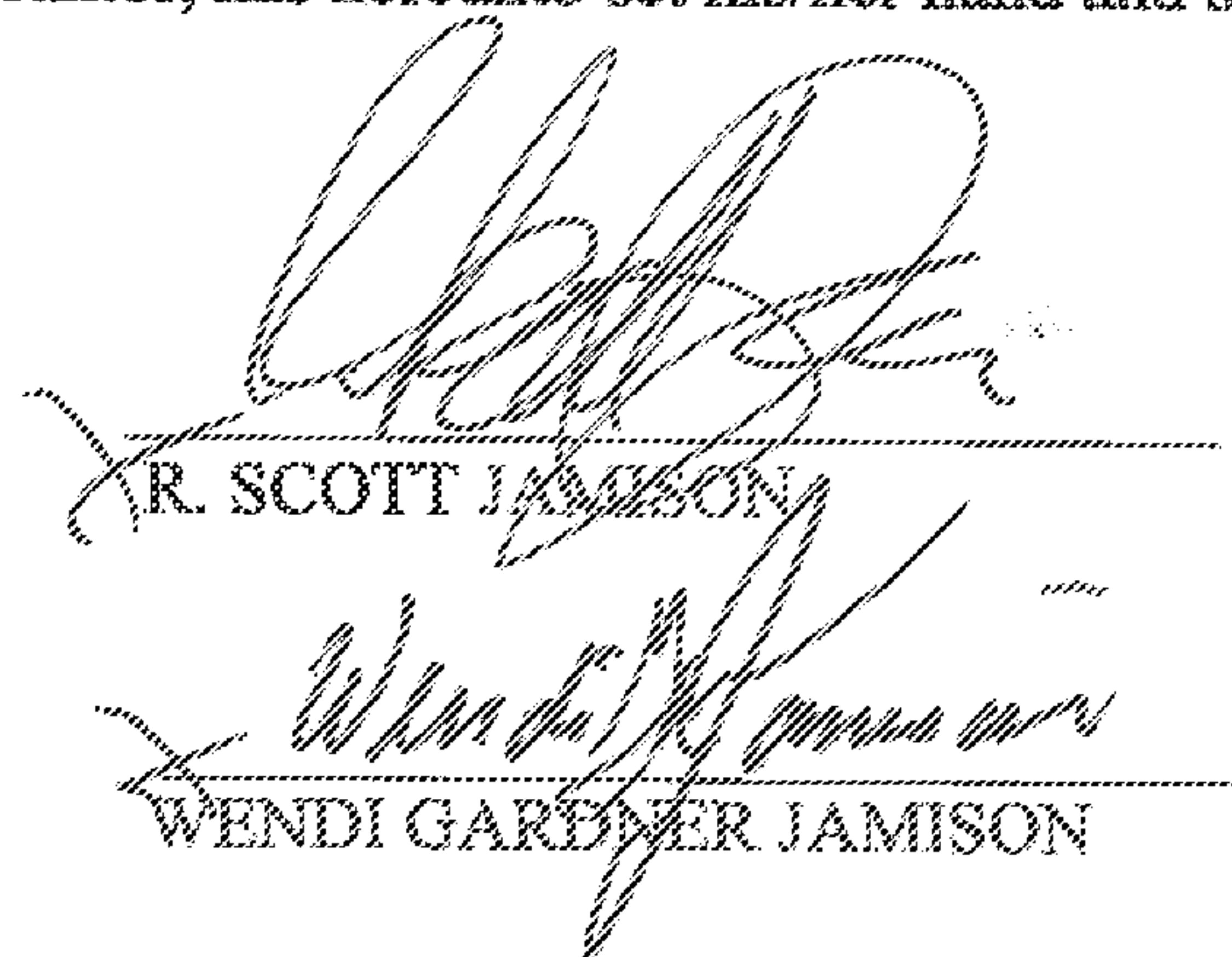
SUBJECT TO:

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. NOTES AS SET OUT PER RECORDED PLAT
3. RIGHT OF WAY GRANTED TO SOUTH AND NORTH ALABAMA RAILROAD AS SET FORTH IN BOOK T, PAGE 655
4. GRANT OF LAND EASEMENTS AND RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040206000062000 AND INSTRUMENT NO. 20040423000210200.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN INSTRUMENT NO. 20030702000419120 AND AMENDED IN INSTRUMENT NO. 20031229000826780
7. 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 FOR INJURY OR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 244, PAGE 587.

\$198,400.00 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 11th day of March, 2016.

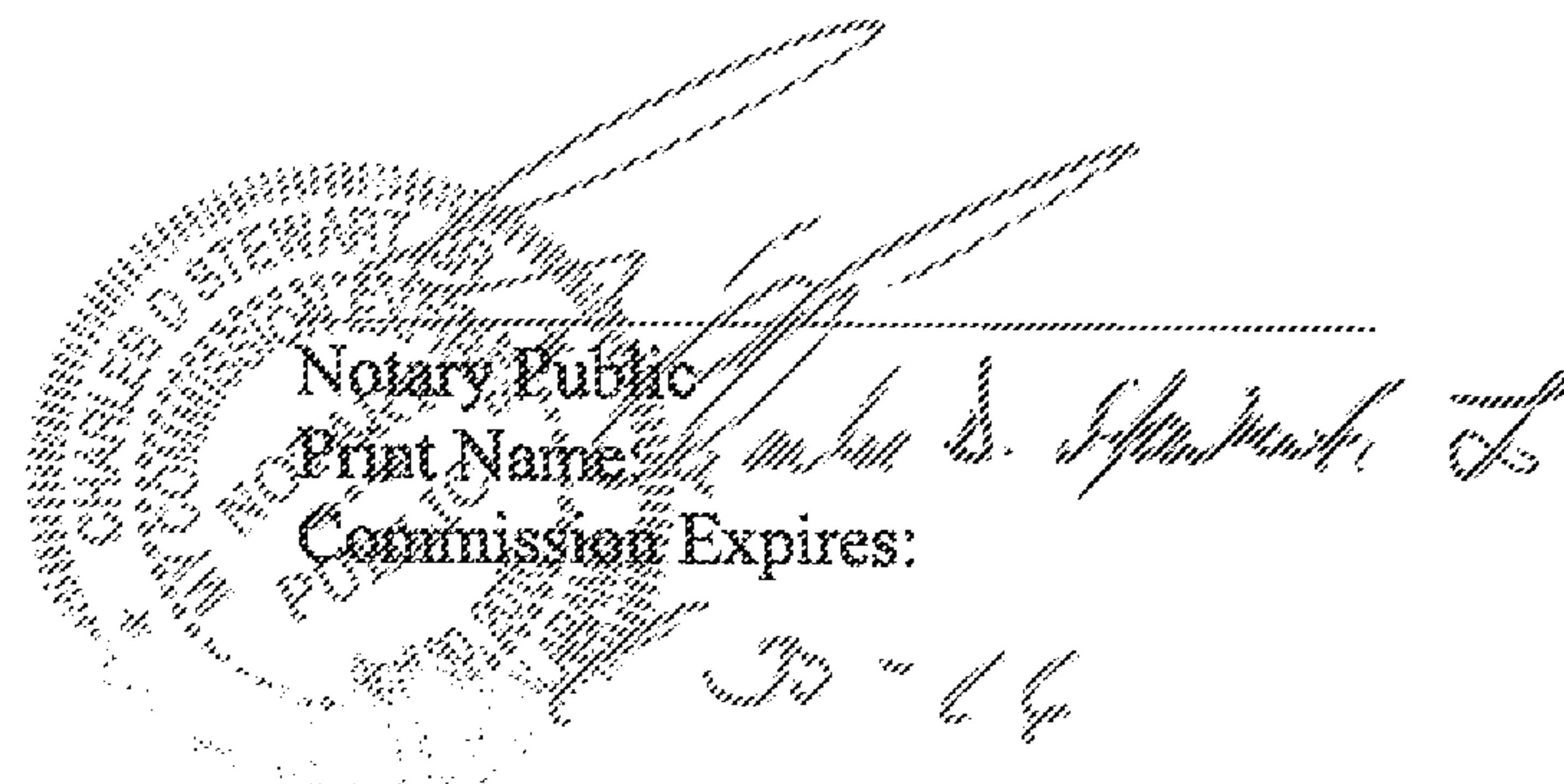


R. SCOTT JAMISON
WENDI GARDNER JAMISON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. SCOTT JAMISON and WENDI GARDNER JAMISON 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 11th day of March, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/14/2016 01:33:05 PM
\$67.00 CHERRY
20160314000081610

