

20160317000086540
03/17/2016 03:07:42 PM
DEEDS 1/2

Send tax notice to:
NORMA K. MULLIS
2820 BERKELEY DRIVE
BIRMINGHAM, AL 35242

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

2016116

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WALTER FRANK SHIKLE and PATRICIA E. SHIKLE, HUSBAND AND WIFE whose mailing address is: 4898 Valleydale Road, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by NORMA K. MULLIS whose property address is: 2820 BERKELEY DRIVE, BIRMINGHAM, AL, 35242 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 17, BLOCK 1, ACCORDING TO THE AMENDED MAP OF WOODFORD, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 8, PAGE 51 A,B,C&D, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

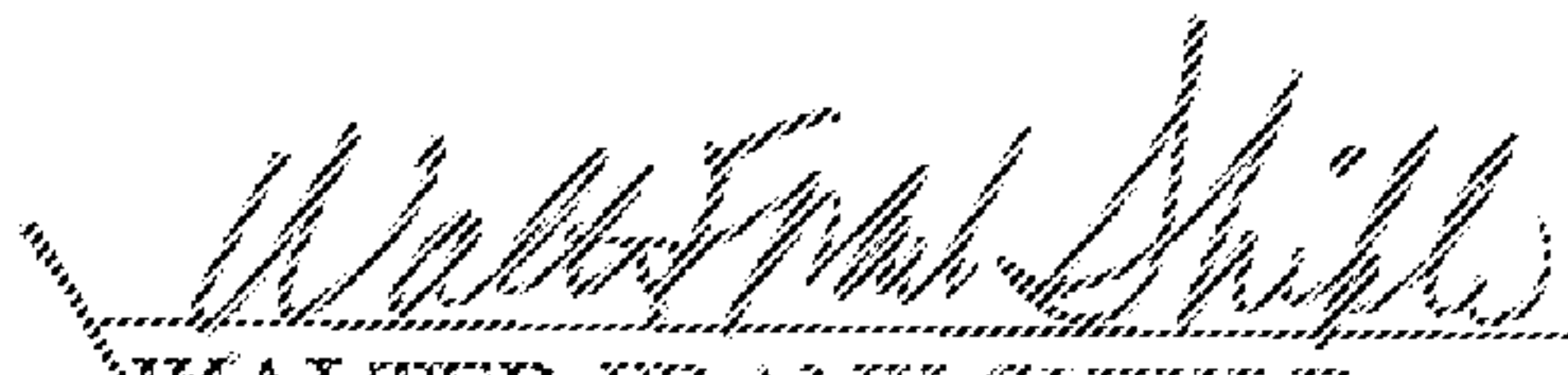
SUBJECT TO:

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. EASEMENTS, BUILDING LINES AND RESTRICTIONS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORDED IN MISC 38, PAGE 380 AND MISC 38, PAGE 454
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC 38, PAGE 455
6. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 331, PAGE 845

\$320,000.00 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 15th day of March, 2016.


WALTER FRANK SHIKLE


PATRICIA E. SHIKLE



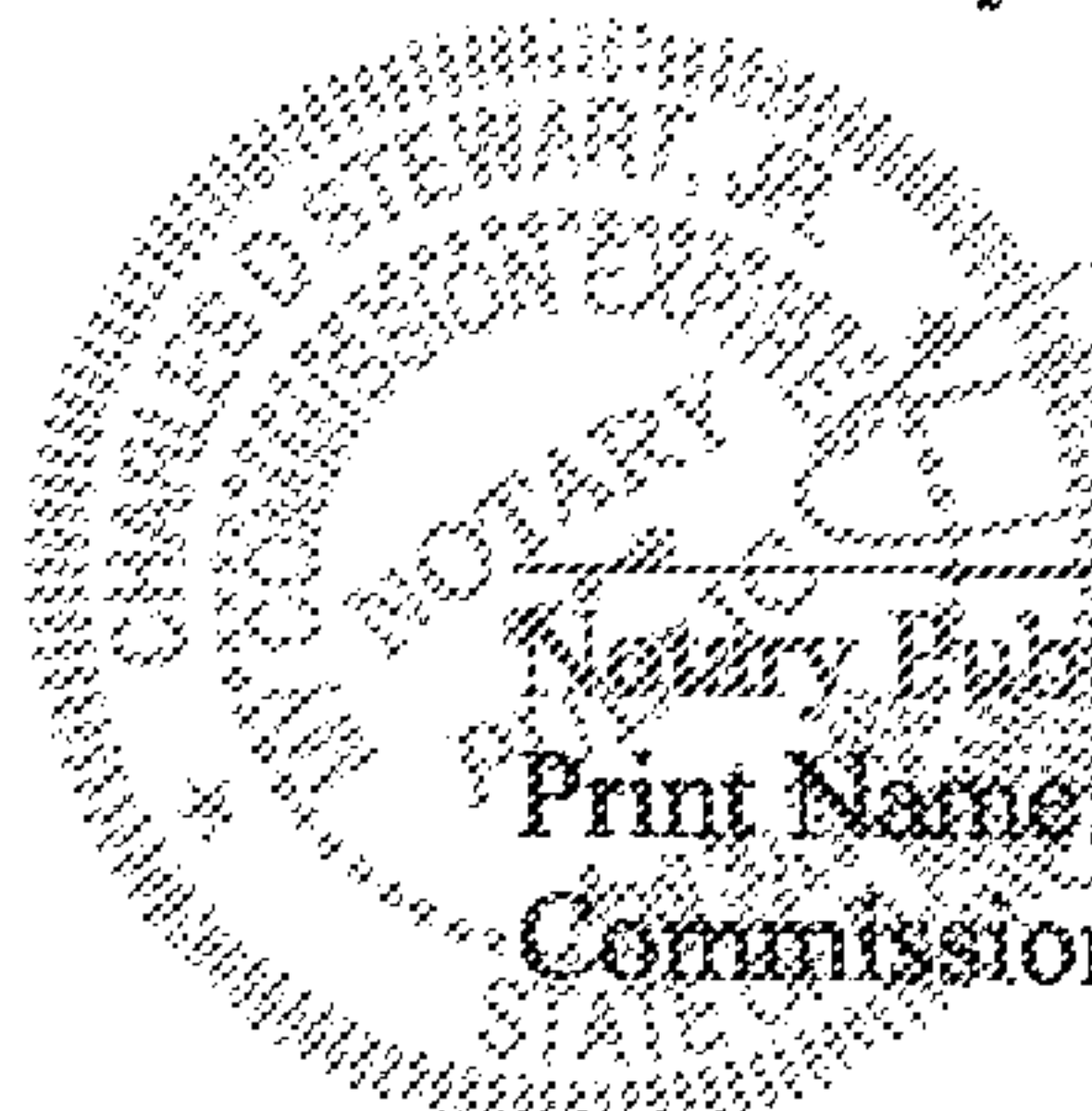
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/17/2016 03:07:42 PM
\$97.00 DEBBIE
20160317000086540



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALTER FRANK SHIKLE and PATRICIA E. SHIKLE 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 15th day of March, 2016.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 6-30-16