

Send tax notice to:
TYLER P. BISHOP
1270 EAGLE PARK 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

2016221

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WESLEY L. SELF and MELISSA J. SELF, HUSBAND AND WIFE whose mailing address is: 2003 BlueStone Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by TYLER P. BISHOP whose property address is: 1270 EAGLE PARK 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 47, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE III, AS RECORDED IN SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

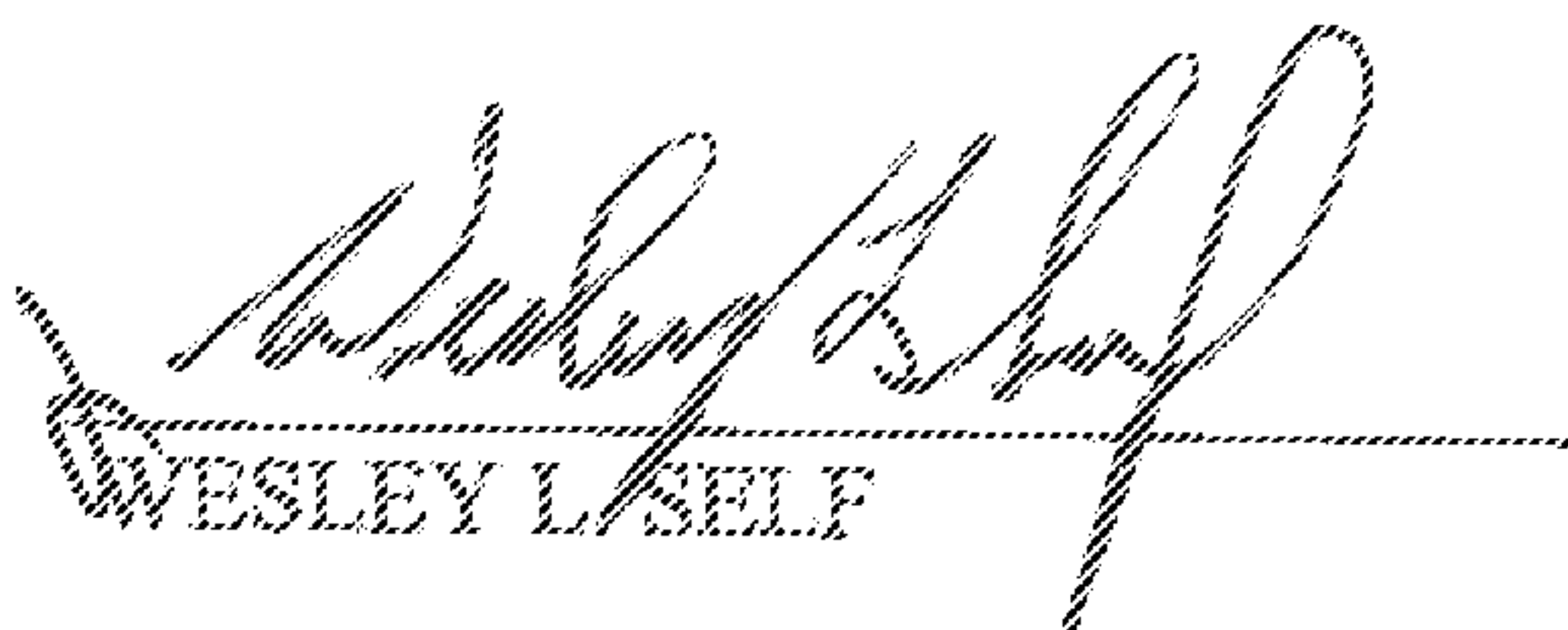
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, 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 existing easements, restrictions, covenants, set-back lines and rights of way, if any of record.
4. Building setback line of 25 feet reserved from Eagle Park Road as shown by plat.
5. Easements as shown by recorded plat, including 10 feet along the Northwestern side of lot.
6. Restrictions, covenants and conditions as recorded in Inst. No. 998-49270.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 331, Page 262 in the Probate Office.
8. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereinafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 24, Page 102, in the Probate Office.

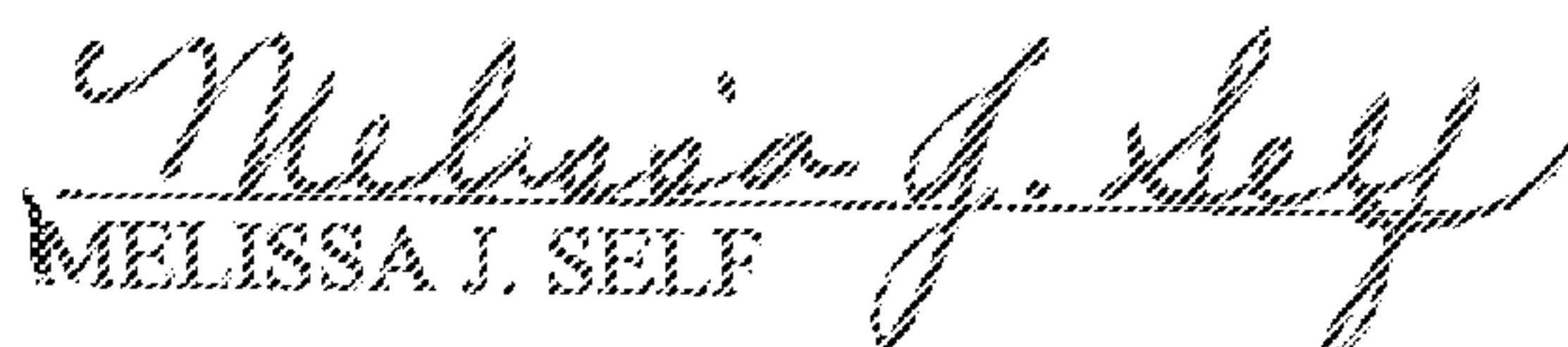
9. Restrictions, limitations and conditions as set out in Map Book 24, Page 102 in the Probate Office.
10. Release(s) of damages as et out in instrument (s) recorded in Inst. No. 1993-3817 and Real 106, Page 237 in the Probate Office.
11. Right(s) of Way(s) granted to South Central Bell as recorded in Deed Book 324, Page 837 in the Probate Office.
12. Easement(s) to Alabama Power Company as shown by instrument to be recorded in Probate Office.
13. A 100 foot undisturbed buffer along the rear as shown by recorded plat.
14. Encroachment(s) of wall onto or off of the land as shown by the survey of Douglas P Curse, III, date 3/30/02.

\$275,316.90 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 26th day of April, 2016.

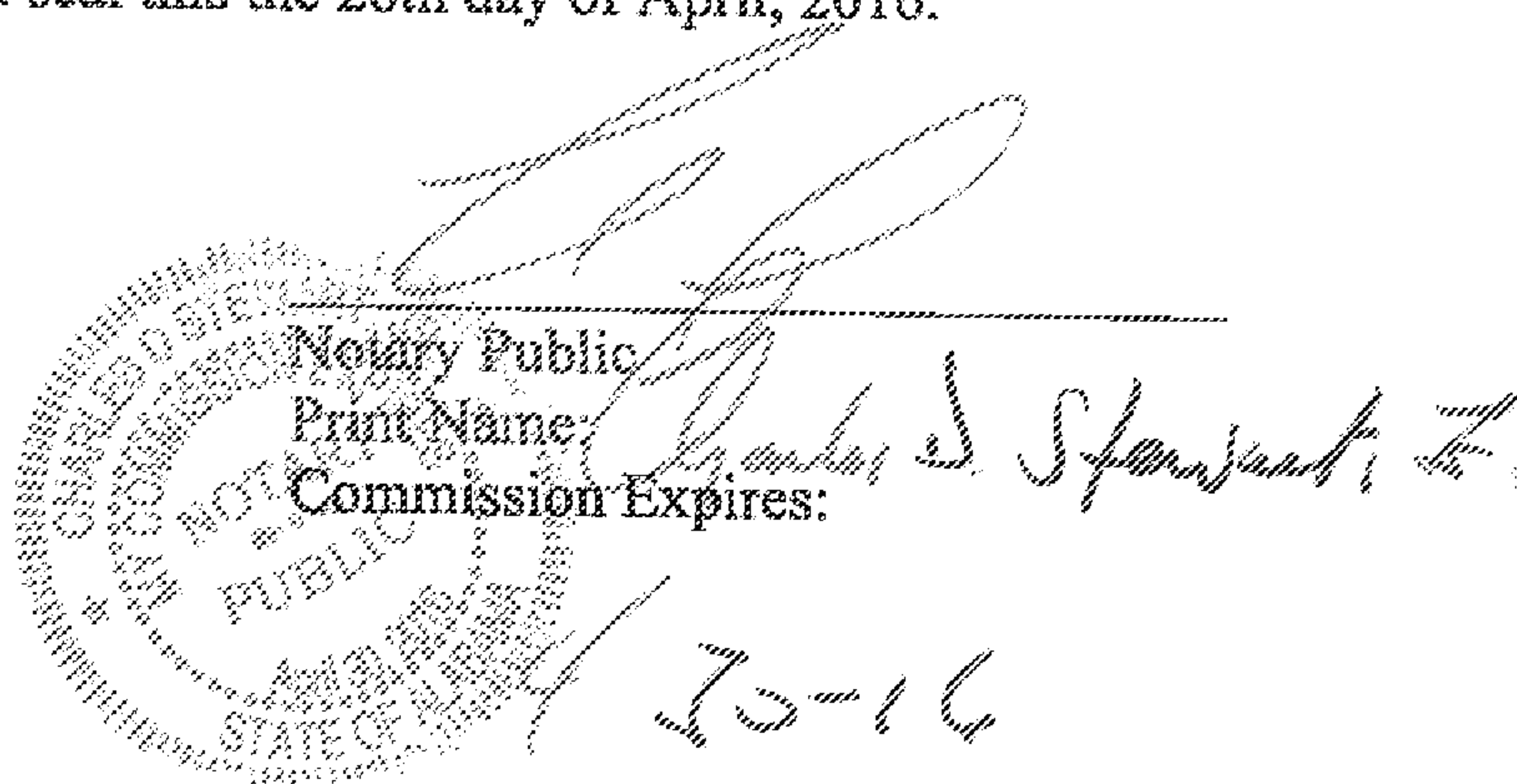

WESLEY L. SELF


MELISSA J. SELF

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY L. SELF and MELISSA J. SELF 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 26th day of April, 2016.


Notary Public
Print Name: Charles S. Spaworth, III
Commission Expires: 3-1-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2016 01:17:20 PM
\$22.00 CHERRY
20160427000138860

