

20160510000157430
05/10/2016 09:59:47 AM
DEEDS 1/2

Send tax notice to:
ROBERT BARNETT
263 WATERFORD COVE TRAIL
CALERA, AL 35040

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

2016186

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOHN R. MOORE and JUDY MOORE, HUSBAND AND WIFE whose mailing address is: 2630 Hwy 39 Calera AL 35043 (hereinafter referred to as "Grantors") by ROBERT BARNETT and RHONDA BARNETT whose property address is: 263 WATERFORD COVE TRAIL, CALERA, AL, 35040 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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 596, ACCORDING TO THE SURVEY OF WATERFORD COVE SECTOR 2, AS RECORDED IN MAP BOOK 38, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

John R. Moore is the surviving grantee of that certain Deed recorded in Instrument No. 2010-107160 dated March 30, 2010, recorded April 8, 2010. The other grantee, Myra L. Moore, is deceased, having died on or about June 9, 2013.

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. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 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 DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. SUCH STATED OF FACTS AS SHOWN ON THE SURVEY OF WATERFORD COVE – SECTOR 2, AS RECORDED IN MAP BOOK 38, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 240, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. TERMS AND CONDITIONS AS RECORDED IN INST. NO. 1995-1640.
7. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
8. RELEASE OF DAMAGES AS RECORDED IN INST. NO. 1995-1640 AND REAL 345, PAGE 744. TERMS AND CONDITIONS AS SET FORTH IN

THE ARTICLES OF INCORPORATION OF WATERFORD HOMEOWNERS ASSOCIATION AS RECORDED IN INST. NO. 2001-12817, TOGETHER WITH ALL RULES AND REGULATIONS PROMULGATED PURSUANT THERETO OR WHICH MAY BE IMPOSED FROM TIME TO TIME BY SAID ASSOCIATION.

9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 2000-40215 AND 2001-12819, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT TO ALABAMA PER COMPANY AS RECORDED IN INST. NO. 2004-35497, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

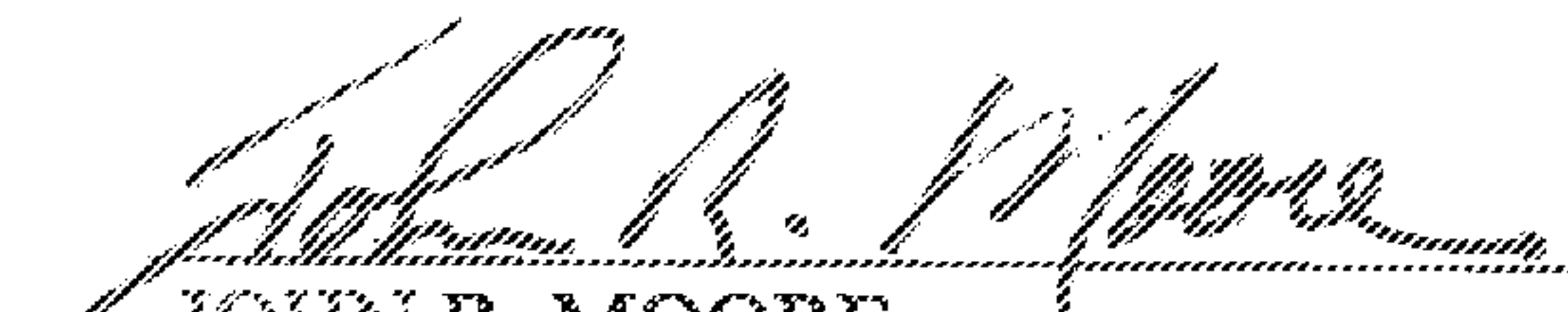
\$217,979.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

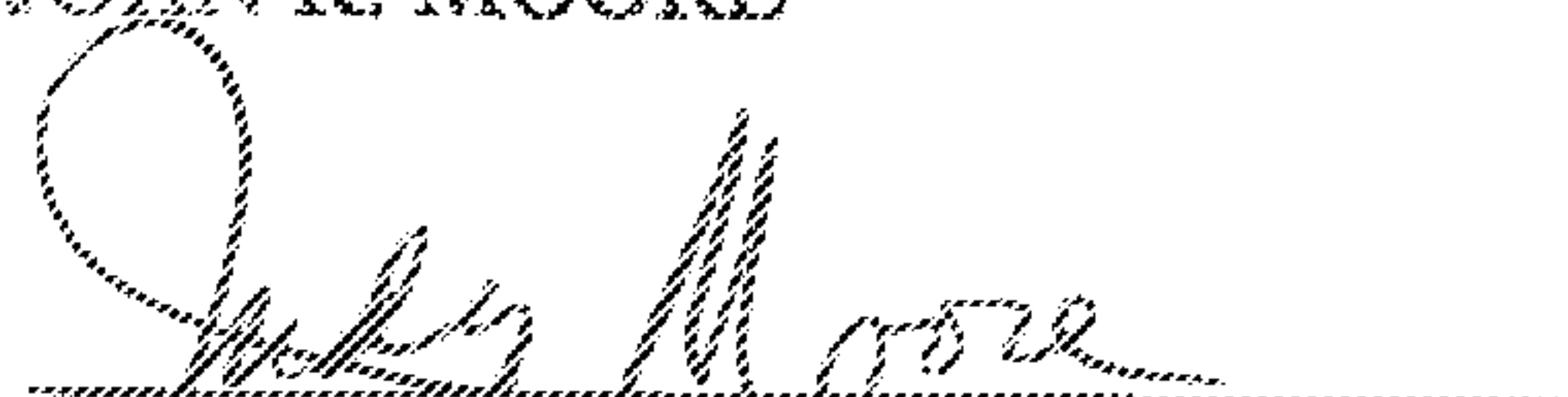
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 27th day of April, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2016 09:59:47 AM
\$19.50 DEBBIE
20160510000157430


JOHN R. MOORE

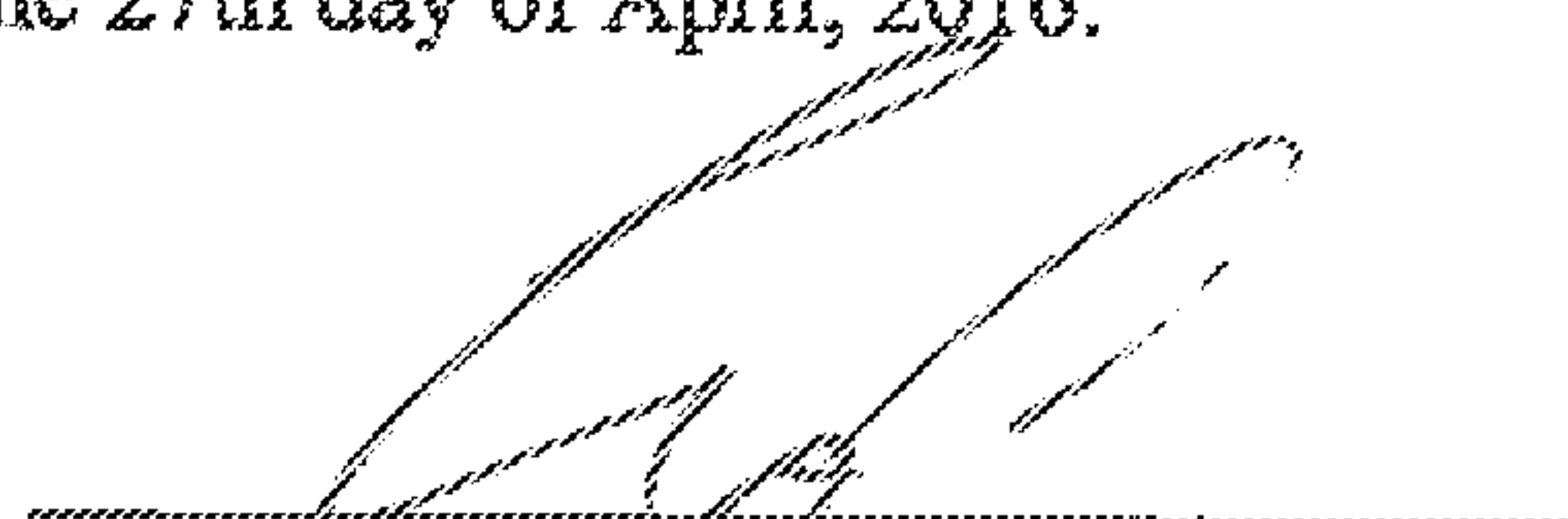

JUDY MOORE



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN R. MOORE and JUDY MOORE 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 27th day of April, 2016.


Notary Public

Print Name: 

Commission Expires: 