

Send tax notice to:  
SUSAN WRIGHT  
120 MOORES SPRING RD  
MONTEVALLO, AL 35115

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

2016297

20160524000176900  
05/24/2016 10:54:11 AM  
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (\$134,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHARLES M. GENDRON, AN UNMARRIED MAN whose mailing address is: 1912 North 2nd St, Marietta GA 30060 (hereinafter referred to as "Grantors") by SUSAN WRIGHT whose property address is: 120 MOORES SPRING RD, MONTEVALLO, AL, 35115 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 35A, according to the Survey of Amended Map of Ammersee Lakes, Second Sector, as recorded in Map Book 36, Page 99, 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. 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.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 133, PAGE 367; DEED BOOK 147, PAGE 433; INSTRUMENT NO. 2002-6367; INSTRUMENT NO. 2005-38746 AND INSTRUMENT # 2005-38747
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA AS SET FORTH IN DEED BOOK 124, PAGE 251
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN INSTRUMENT # 20051031000865250
6. AGREEMENT REGARDING ACCESS EASEMENTS AS RECORDED IN INSTRUMENT # 1999-11852; INSTRUMENT # 1999-7188; INSTRUMENT # 1999-7189 AS CORRECTED IN INSTRUMENT # 1999-7190; #1999-111853; #1999-7191; #1999-11854
7. AGREEMENT WITH THE CITY OF MONTEVALLO SEWER & WATER BOARD AS RECORDED IN INSTRUMENT #2002-13452.
8. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF AMMERSEE LAKES AS RECORDED IN MAP BOOK 36, PAGE 99.

\$107,920.00 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.

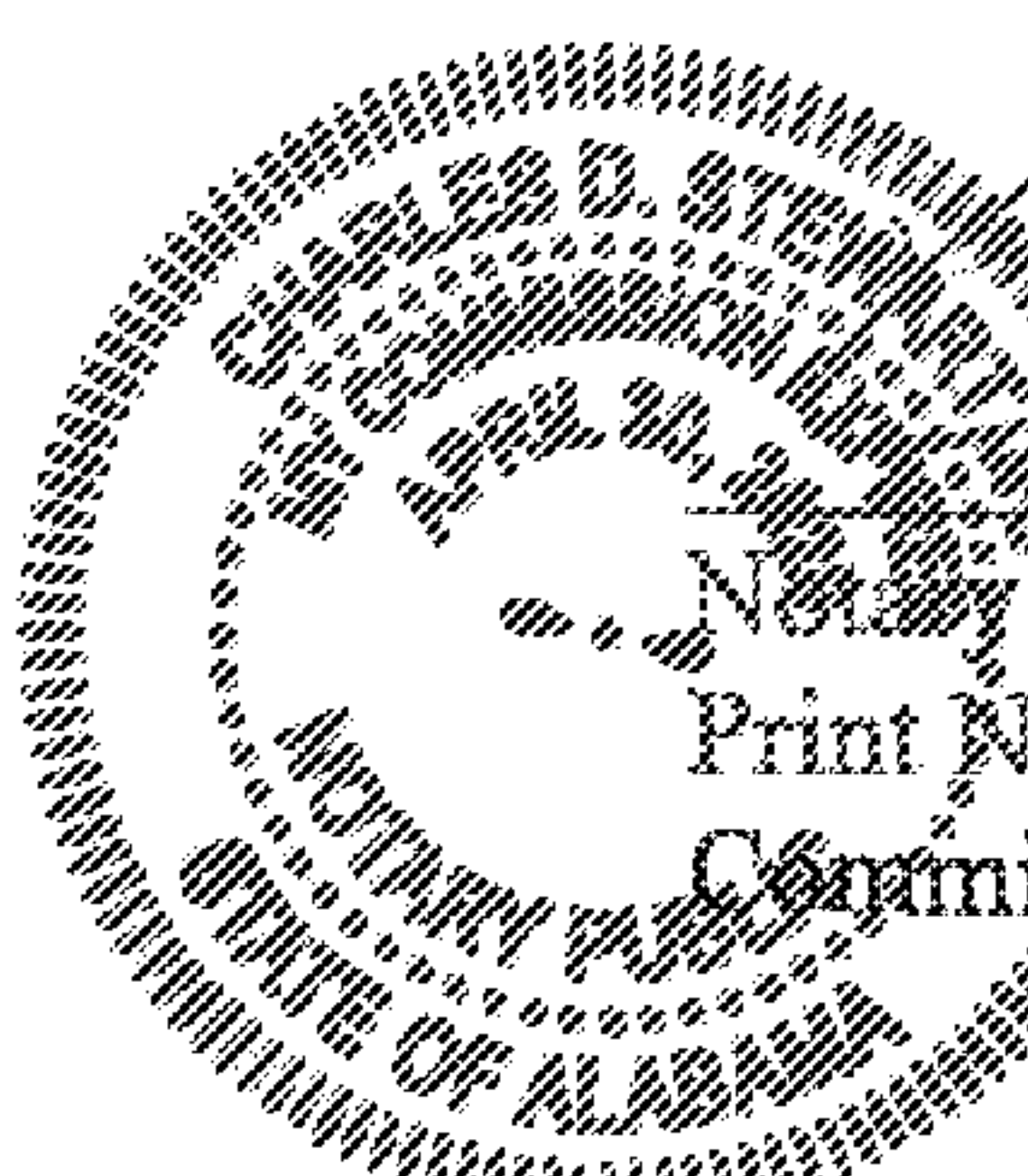

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of May, 2016.

  
CHARLES M. GENDRON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES M. GENDRON 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 20th day of May, 2016.

  
Notary Public  
Print Name:   
Commission Expires: 4-30-20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/24/2016 10:54:11 AM  
\$44.00 CHERRY  
20160524000176900

