

**THIS INSTRUMENT PREPARED BY:**

ELIZABETH S. PARSONS

Blair and Parsons, P. C.

1711 Cogswell Avenue

Pell City, Alabama 35125

**Send Tax Notice To:**

TYLER D. FUNDERBURG

126 FARMINGDALE DRIVE

HARPERSVILLE, AL 35078



20160531000184790 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/31/2016 10:48:13 AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Four Thousand and 00/100 (\$154,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BRANDON LAUERMAN and wife EMMA E. HILTON-LEE, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TYLER D. FUNDERBURG, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 17. ACCORDING TO THE SURVEY OF FARMINGDALE ESTATES, SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**EMMA E. HILTON-LEE AND EMMA LAUERMAN ARE ONE AND THE SAME PERSON.**

**SUBJECT TO:**

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK129, PAGE 348; DEED BOOK 146, PAGE 315; DEED BOOK 241, PAGE 386; DEED BOOK 157, PAGE 527; DEED BOOK 99, PAGE 387; DEED BOOK99, PAGE 391; DEED BOOK 99, PAGE 393 AND DEED BOOK 99, PAGE 394, IN PROBATE OFFICE.**
- 3. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN BOOK 114, PAGE 561; BOOK 226, PAGE 501; BOOK 226, PAGE 503; BOOK 226, PAGE 504; BOOK 291, PAGE 9 AND INST. NO. 1997-33570, IN PROBATE OFFICE.**
- 4. RESTRICTIONS AS RECORDED IN INST. NO. 2004-64586 AND INST. NO. 2002-56469 AND AS AMENDED IN INST. NO. 2004-67853 AND INST. NO. 2005-20971 AND INST. NO. 2005-52068, IN PROBATE OFFICE.**
- 5. UTILITY EASEMENTS AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.**
- 6. 35- FOOT FRONT SET BACK AND 30-FOOT BACK SET BACK LINE AS SHOWN ON RECORDED MAP.**
- 7. RELEASE OF DAMAGES AS SHOWN IN DEED RECORDED IN INST. NO. 20050301000094770.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

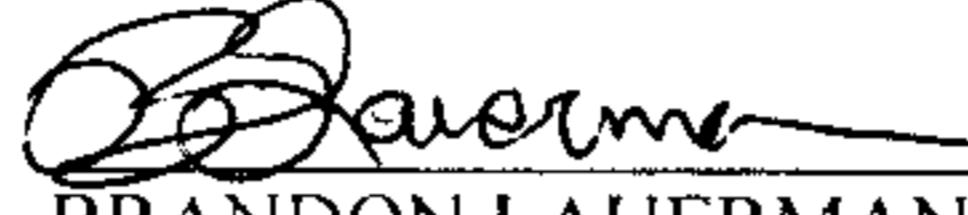
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said TYLER D. FUNDERBURG, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said TYLER D. FUNDERBURG, their heirs and assigns forever.

Shelby County, AL 05/31/2016  
State of Alabama  
Deed Tax:\$8.00

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: BRANDON LAUERMAN AND EMMA E. HILTON-LEE  
Grantor's Address: 2151 MANAWA LANE, FORT MILL, SC 29708  
Grantee: TYLER D. FUNDERBURG  
Grantee's Address: 126 FARMINGDALE DRIVE, HARPERSVILLE, AL 35078  
Tax Parcel ID No.: 07-08-33-2-002-017.000  
Purchase Price: \$154,000.00

20 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this  
day of MAY, 2016.

  
BRANDON LAUERMAN

  
EMMA E. HILTON-LEE

STATE OF South Carolina  
COUNTY OF York

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRANDON LAUERMAN AND EMMA E. HILTON-LEE, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, 2016.

  
Notary Public  
My Commission Expires: 10-17-23

5073-16K

