

Send tax notice to:  
JONATHAN A. BEVERLY  
1144 FOREST LAKES WAY  
STERRETT, AL 35147

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

2016216

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars (\$177,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LATONYA HUDSON and ASHLEY HUDSON, WIFE AND HUSBAND whose mailing address is: 531 Central Expressway, AL 35243 (hereinafter referred to as "Grantors") by JONATHAN A. BEVERLY AND BETHANY A. BEVERLY whose property address is: 1144 FOREST LAKES WAY, STERRETT, AL, 35147 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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 322, according to the Map and Survey of Forest Lakes, Sector 4, recorded in Map Book 33, Page 25 A, B & C, in the Office of the Judge of Probate Shelby County, Alabama.

SUBJECT TO:

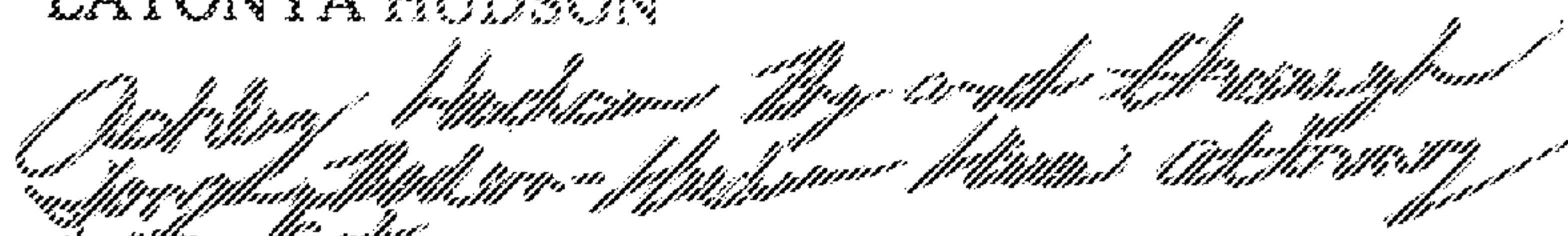
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE RECORDED IN BOOK 53, PAGE 262 AND DEED BOOK 331, PAGE 262.
3. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Forest Lakes, Sector 4 recorded in Map Book 33, Page 25 A, B C in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.
5. Covenants, Conditions and Restrictions as set forth in Instrument recorded Instrument #20040903000494930.
6. Rights of others for ingress and egress purposes in and to the use of Chhelby County, located on premises as recorded in Instrument #1993-03955; Instrument #1993-03957; Instrument #1993-03959; Instrument #1993-03960; Instrument # 1993-03961; Instrument #1993-03694; Instrument # 1993-03965 and Instrument #1993-03966.

\$182,519.00 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 31st day of May, 2016.

  
LATONYA HUDSON

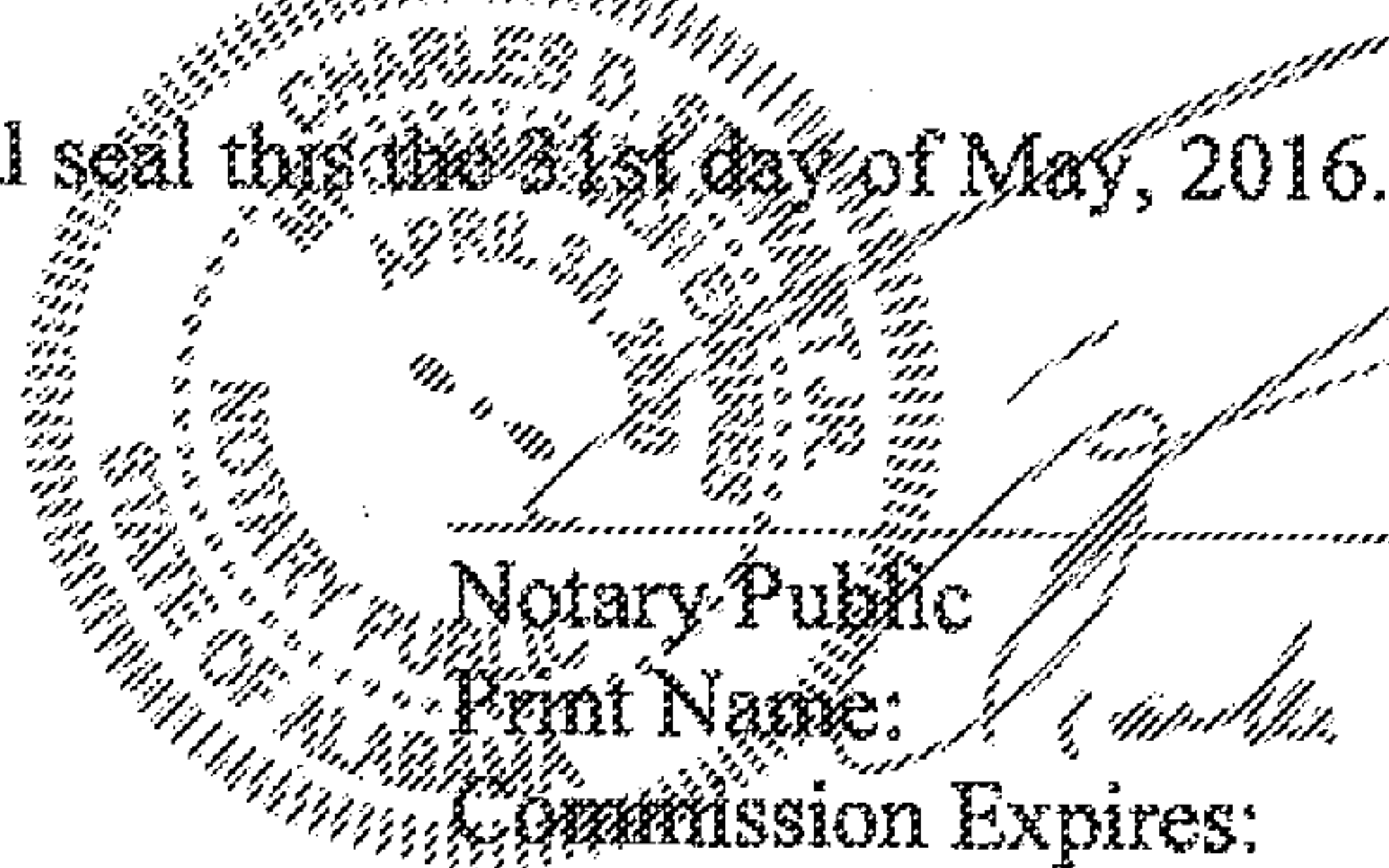

  
ASHLEY HUDSON

By and through Tonya Borden Hudson  
His attorney in fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LATONYA HUDSON 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.

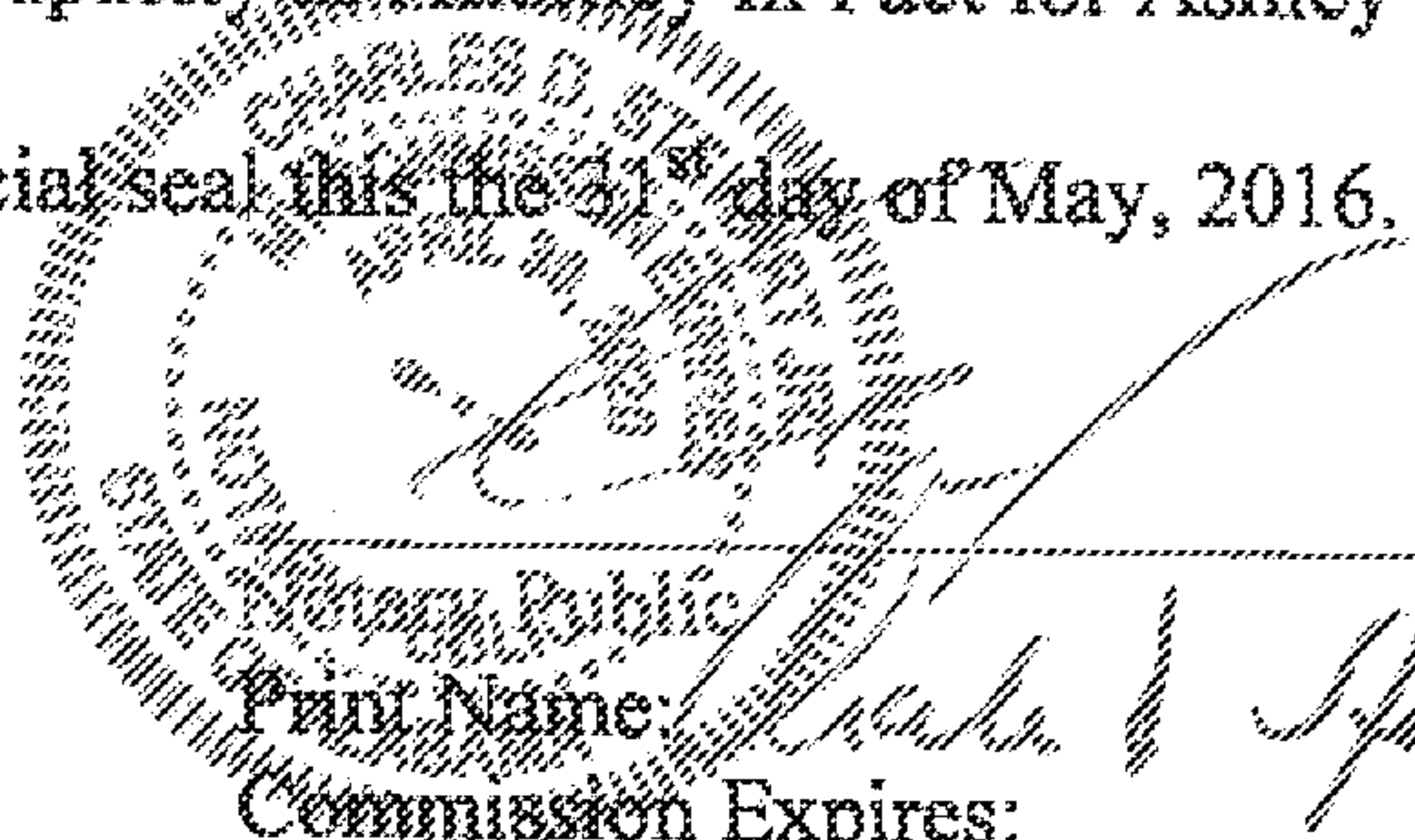

Given under my hand and official seal this the 31st day of May, 2016.

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

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonya Borden Hudson, whose name as Agent and Attorney in Fact for Ashley Hudson, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Ashley Hudson on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2016.

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

