

Send tax notice to:  
TYLER S. ELLIOTT  
1954 RIVER WAY DRIVE  
HOOVER, AL 35244

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

2016357

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$282,750.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOHN J. PETERS and FRANCES M. PETERS, HUSBAND AND WIFE whose mailing address is: 200 119 Blvd, Apt 3144, Hoover, AL 35244 (hereinafter referred to as "Grantors") by TYLER S. ELLIOTT and LADONNA P. ELLIOTT whose property address is: 1954 RIVER WAY DRIVE, HOOVER, AL, 35244 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 242, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, RESIDENTIAL SUBDIVISION - NINTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 46 A AND B, IN THE PROBATE OFFICE 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. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
3. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (residential) recorded in Misc. Book 14, Page 536, amended in Misc. Book 17, Page 550 and further amended in Deed Book 343, Page 897; Notice of Compliance Certificate recorded in Misc. Book 34, Page 549, amended in Deed Book 347, Page 390.
4. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 41, Page 803 and Covenants pertaining thereto as recorded in Misc. Book 41, Page 802.
5. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 111, Page 625, Deed Book 121, Page 294 and in Deed Book 127, Page 140 and any damages relating to the exercise of such rights or the extraction of such minerals.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 333, Page 512.

\$202,750.00 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 30th day of June, 2016.

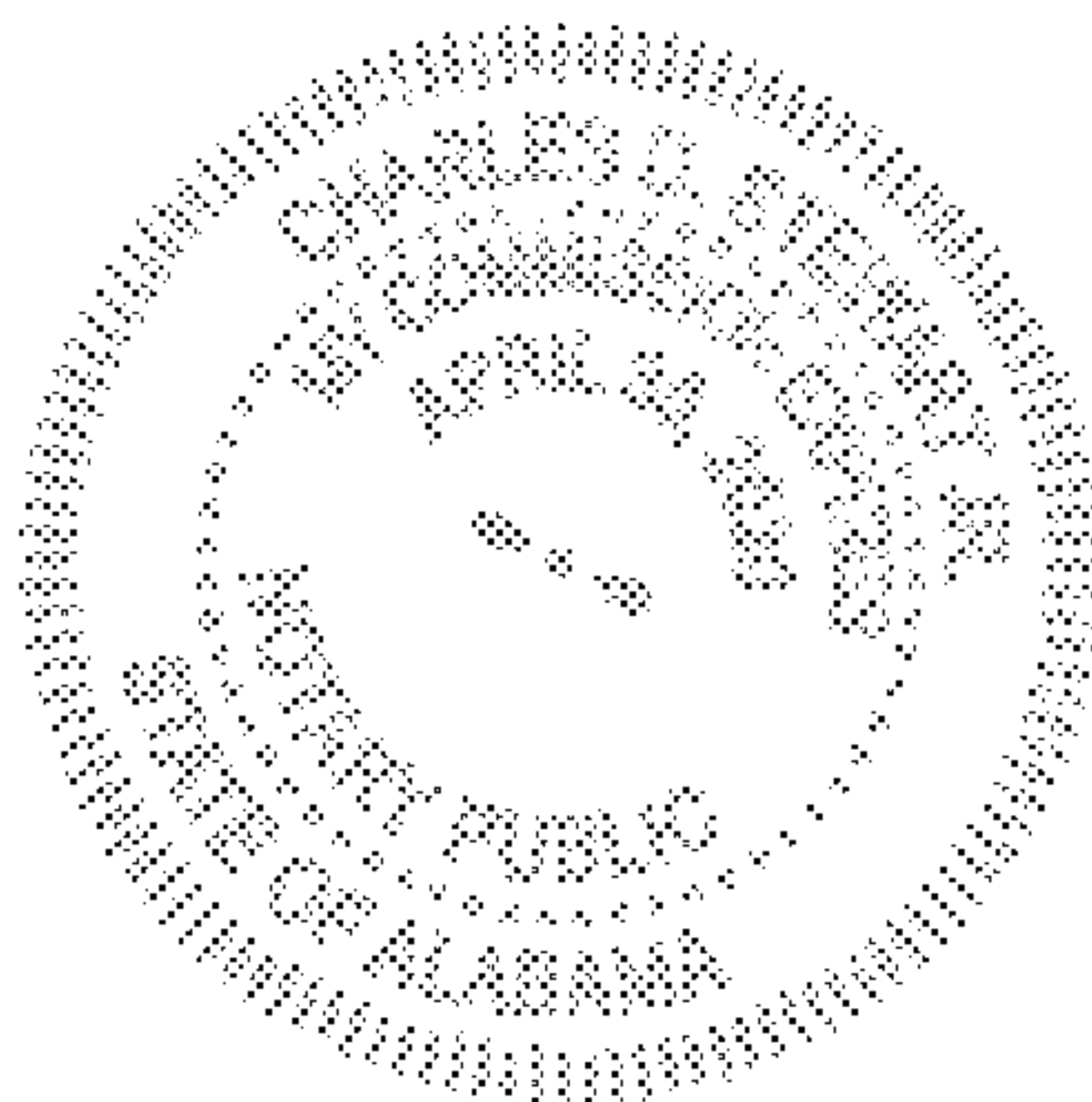
  
JOHN J. PETERS

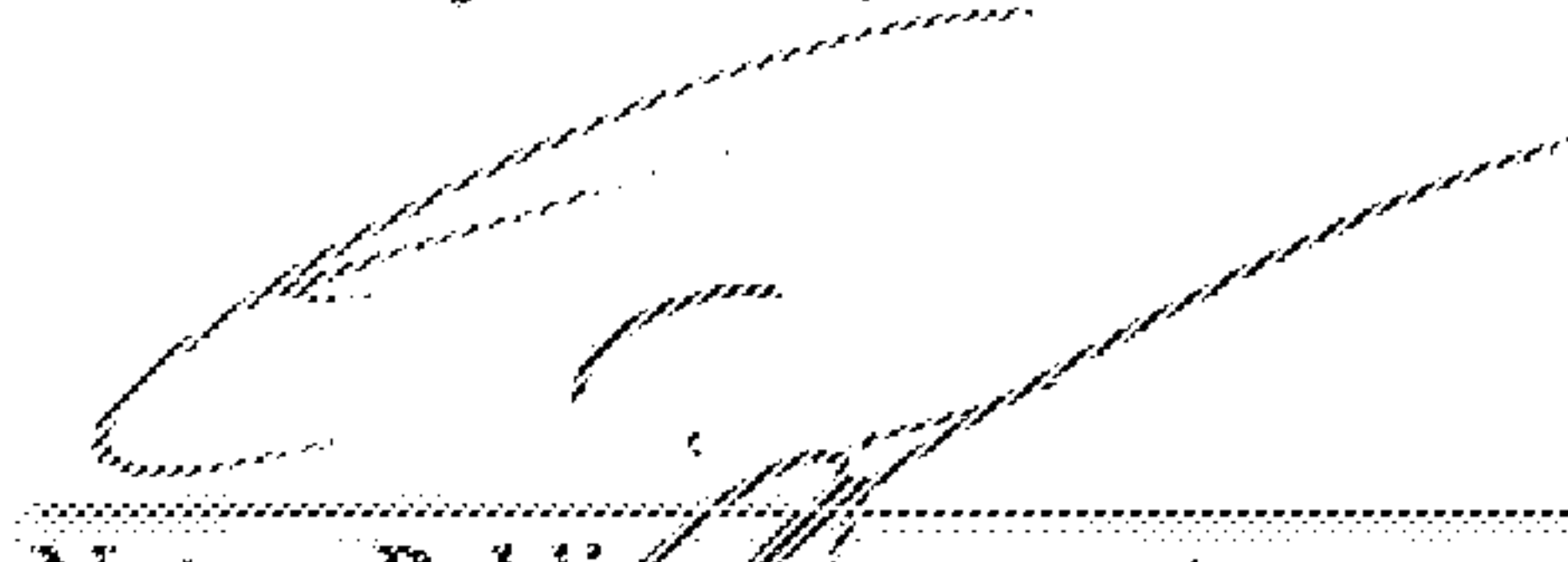
  
FRANCES M. PETERS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN J. PETERS and FRANCES M. PETERS 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 30th day of June, 2016.



  
Notary Public  
Print Name: Charles D. Stearns  
Commission Expires: 4-24-17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/01/2016 12:20:57 PM  
\$98.00 CHERRY  
20160701000229710

