

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Julianne B. Meadows
222 Cambrian Ridge Trail
Pelham, Alabama 35124

[Space Above This Line For Recording Data]

WARRANTY DEED

20160706000234620 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/06/2016 02:18:46 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Nineteen Thousand and no/100's Dollars (\$119,000.00)** and other good and valuable consideration to the undersigned,

Susan C. Martin, an unmarried woman

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Julianne B. Meadows

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the recording date of this Deed but prior to the date the grantee acquires for value of record the estate or interest described in this Deed.
2. All taxes for the year 2016 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.
7. Such state of facts as shown on subdivision plat recorded in Plat Book 21, Page 8.
8. 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, whether or not appearing in the Public Records.

9. 9. Any representation as to the present ownership of any such interests in # 8 above, including but not limited to leases, grants, exceptions or reservations of interests.
10. Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
11. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 8.
12. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst.#1996-13968.
13. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, Page 375 in Probate Office.
14. Restrictions, limitations and conditions as set out in Map Book 21 Page 8.
15. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkway and entrance.

ALL ~~\$115,844.00~~ of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, her heirs and assigns, forever.

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set her signature and seal this the 30th day of June, 2016.

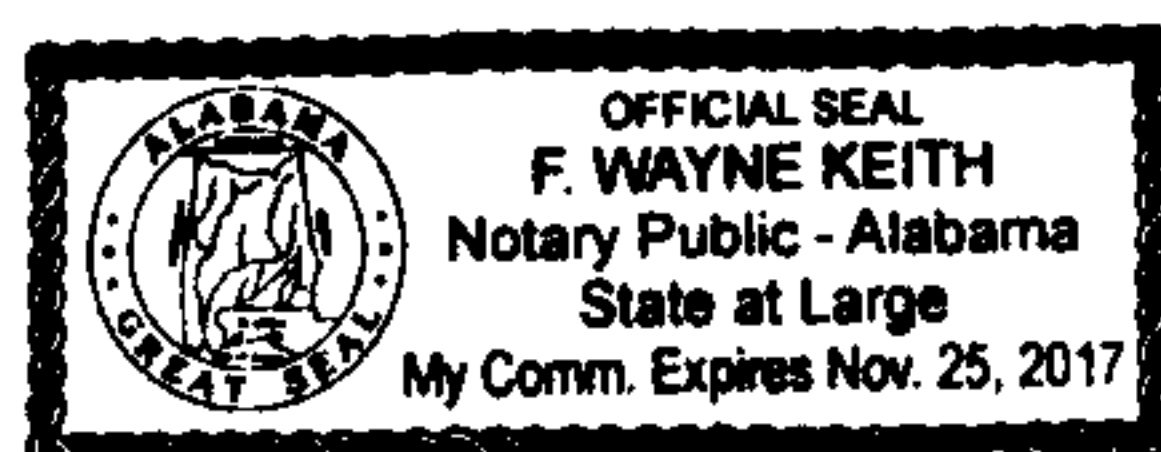
WITNESS:

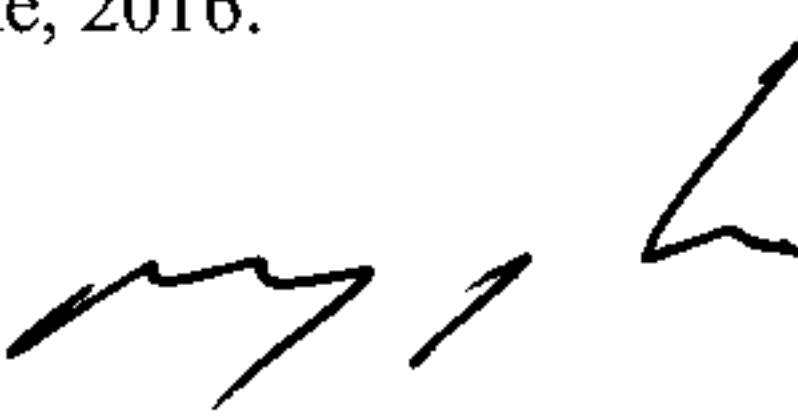

Susan C. Martin

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Susan C. Martin, whose name signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and seal this the 30th day of June, 2016.




Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: Susan C Martin

Mailing Address : 1741 Valley Avenue Unit F
Homewood, AL 35209

Grantee's Name: Julianne B Meadows



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Mailing Address: 222 Cambrian Ridge Trail
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: June 30, 2016

Total Purchase Price \$119,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 30, 2016

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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