

Send tax notice to:
CHRISTINE WATTS SILVESTRE
5236 LOGAN DRIVE
BIRMINGHAM, AL 35242

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

2016411

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES SCOTT THOMAS and MEGAN M. THOMAS, HUSBAND AND WIFE whose mailing address is: 2611 Buckboard Road, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by CHRISTINE WATTS SILVESTRE AND OSCAR SILVESTRE whose property address is: 5236 LOGAN DRIVE, BIRMINGHAM, AL, 35242 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 4, BLOCK 11, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

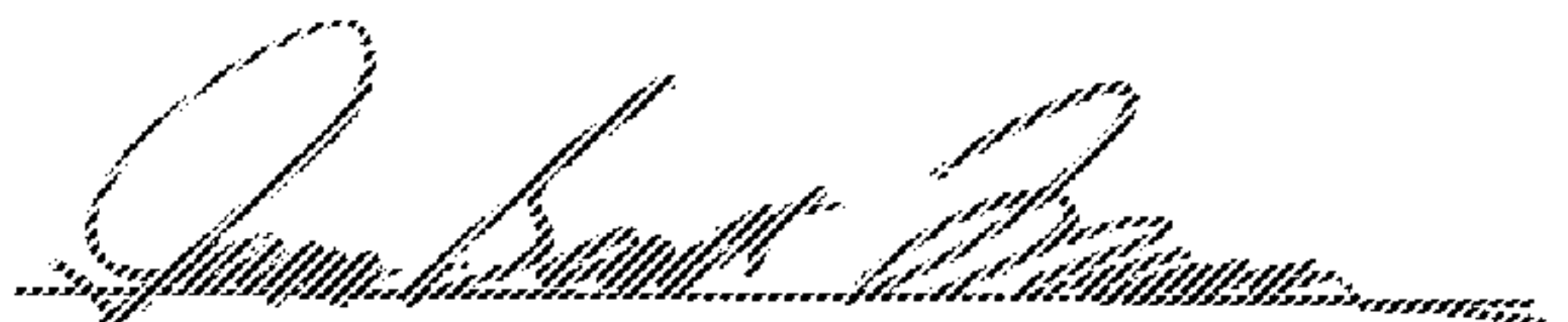
SUBJECT TO:

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. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 1, Page 82.
3. 5 foot easement on front side lot as shown on recorded map.
4. Right of way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 224, Page 576.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 160, Page 278, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as recorded in Book 124, Page 582; Book 139, Page 139 and Book 182, Page 561.
7. 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 as recorded in Book 81, Page 171.

\$223,250.00 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 1st day of July, 2016.


JAMES SCOTT THOMAS

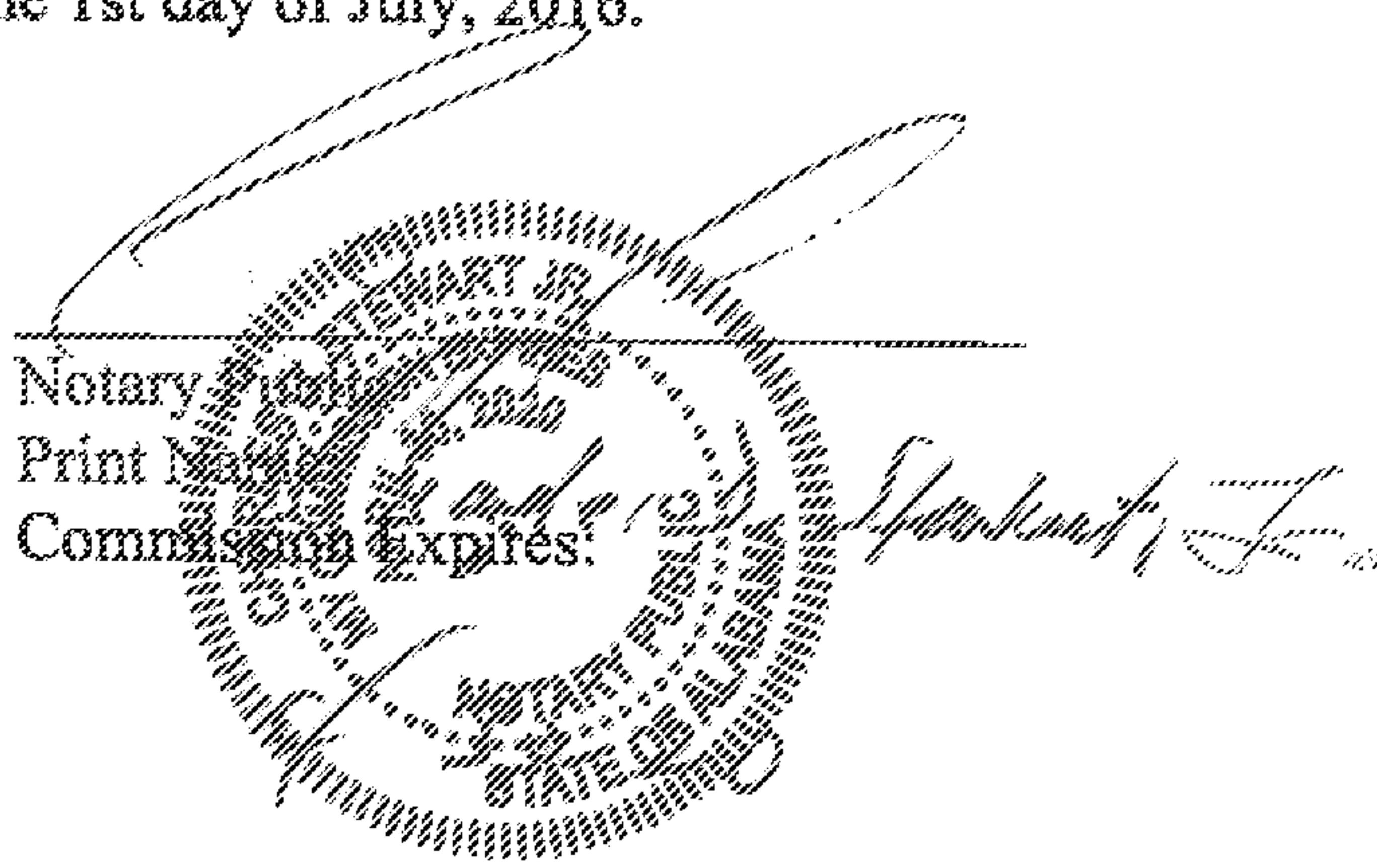

MEGAN M. THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES SCOTT THOMAS and MEGAN M. THOMAS 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 1st day of July, 2016.

Notary Public
Print Name
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 03:22:17 PM
\$30.00 JESSICA
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