

Send tax notice to:  
GREGORY D. BROWN  
305 CARNOUSTIE DRIVE  
SHOAL CREEK, 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

2016422

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Forty-Seven Thousand Four Hundred and 00/100 Dollars (\$847,400.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM L. SMITH and PATRICIA P. SMITH, HUSBAND AND WIFE whose mailing address is: 2201 Shadwick Ct. Hoover, AL 35242 (hereinafter referred to as "Grantors") by GREGORY D. BROWN and DEE W. BROWN whose property address is: 305 CARNOUSTIE DRIVE, SHOAL CREEK, 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 124, ACCORDING TO THE SURVEY OF SHOAL CREEK, AS RECORDED IN MAP BOOK 6, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


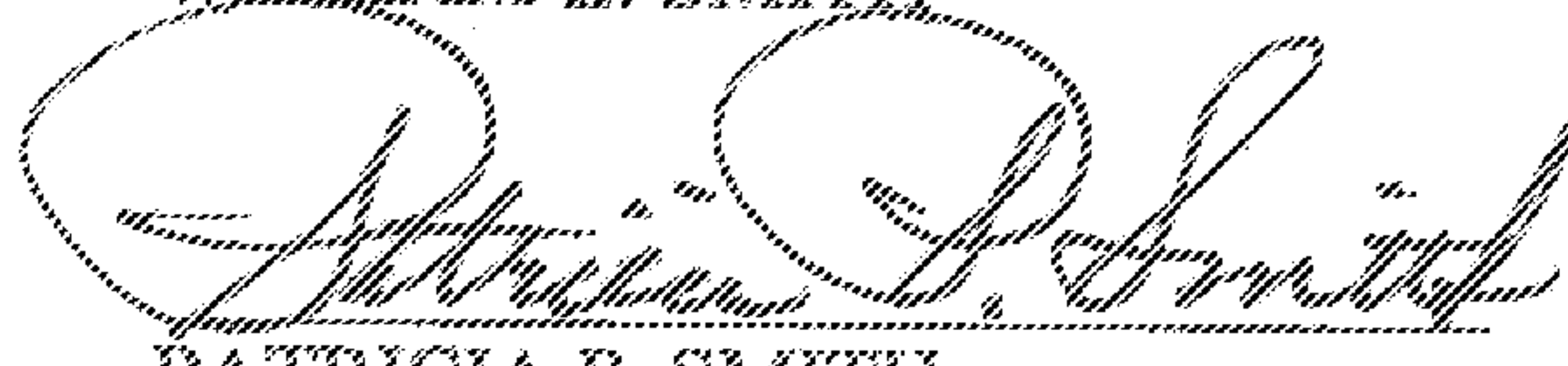
SUBJECT TO:

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premised, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. 19, Page 861; Misc. 23, Page 564; Misc. 23, Page 567; Shelby Real 298, Page 889; Shelby Real 298, Page 918 and Shelby Real 370, Page 938.
5. Right of way granted to South Central Bell Telephone company recorded in Shelby Real 306, Page 242 and Shelby Real 356, Page 420.
6. Agreement with Alabama Power Company recorded in Misc. 21, Page 855; Misc. 26, Page 746; Misc. 26, Page 848; Misc. 62, Page 610, Mics. 106, Page 516 and Misc. 730, Page 588.
7. Right of way granted to Alabama Power Company recorded in Shelby Real 308, Page 651; Shelby Real 318, Page 588 and Shelby Real 133, Page 599 and Inst. No. 2002-6363

\$677,920.00 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.

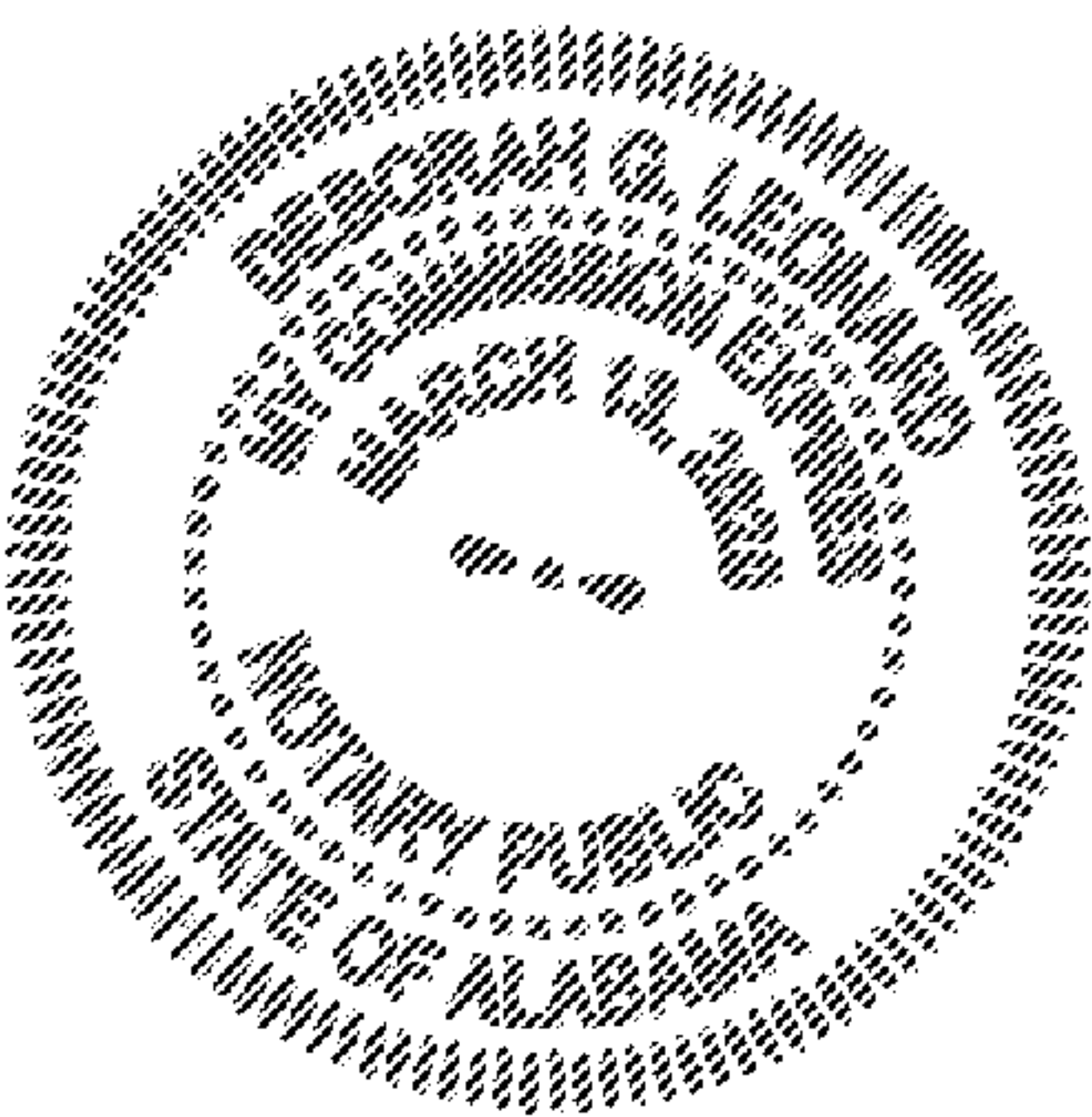
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 5th day of July, 2016.

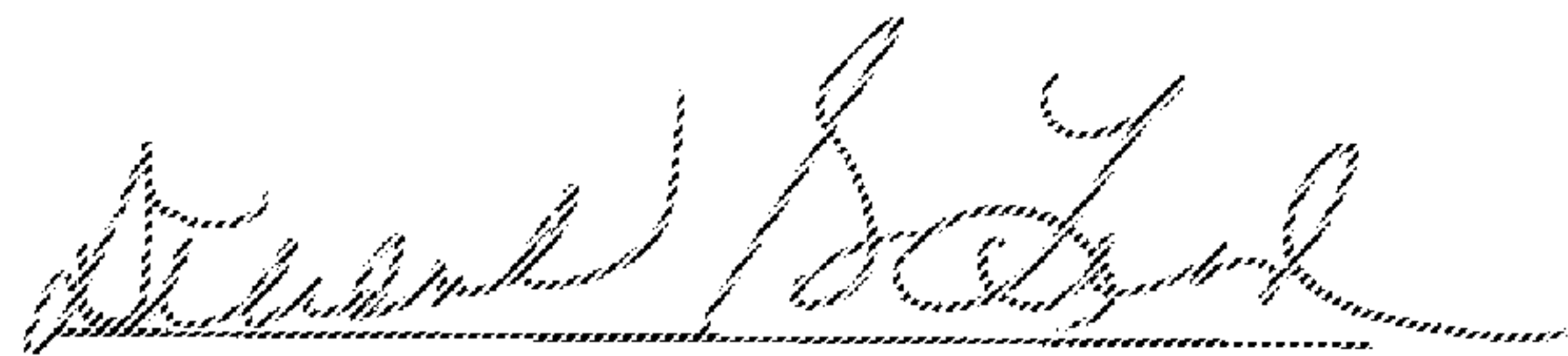
  
WILLIAM L. SMITH  
  
PATRICIA P. SMITH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. SMITH and PATRICIA P. SMITH 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 5th 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  
07/13/2016 01:21:58 PM  
\$187.50 CHERRY  
20160713000243670

