

Send tax notice to:  
ERIC E. WALLIS  
2090 BANEBERRY 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

2016344

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Six Thousand Nine Hundred and 00/100 Dollars (\$436,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAY TIDWELL and KELLEY TIDWELL, HUSBAND AND WIFE whose mailing address is: 1175 Country Club Circle, Hoover, AL 35244 (hereinafter referred to as "Grantors") by ERIC E. WALLIS and KAREN M. WALLIS whose property address is: 2090 BANEBERRY 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 3308, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, Page 112, in the Probate Office of Shelby County, Alabama.

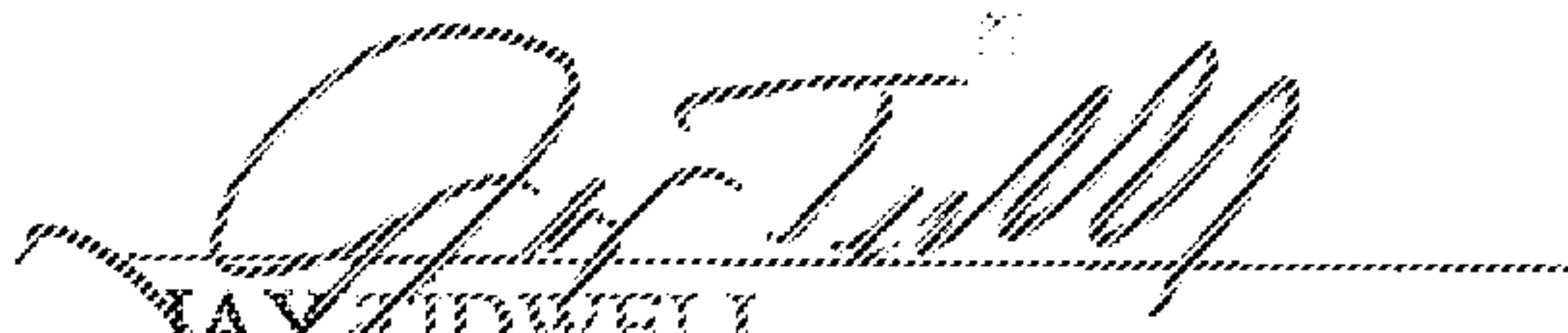
SUBJECT TO:

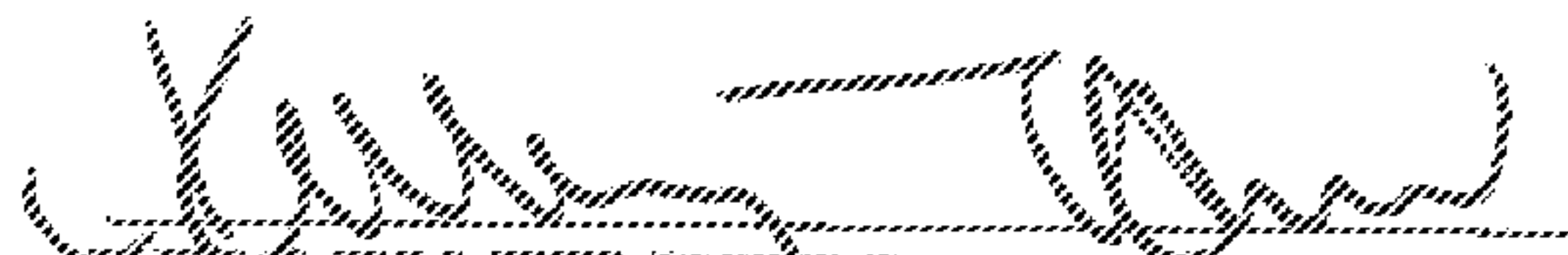
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, RESTRICTIONS AND COVENANTS, SET BACK AND RIGHT OF WAYS
3. ANY PRIOR RESERVATION OR CONVEYANCE TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THEY SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO RECORDED IN DEED BOOK 127, PAGE 140, DEED BOOK 7, PAGE 375; DEED BOOK 230, PAGE 53 AND DEED BOOK 155, PAGE 52.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN MISC VOLUME 14, PAGE 536, AND ALL AMENDMENTS THERETO.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL BOOK 306, PAGE 135 AND INSTRUMENT NO. 1993-14124
6. RESTRICTIONS, CONDITIONS, TERMS, EASEMENTS AND RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT NO. 1993-13946
7. ALL RIGHTS OF WAY, RESTRICTIONS, COVENANTS, CONDITIONS AND BUILDING SET BACK LINES AS SHOWN ON THE RECORDED SURVEY OF RIVERCHASE COUNTRY CLUB, 33<sup>RD</sup> ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112
8. ARTICLES OF INCORPORATION SET OUT IN CORPORATION BOOK 39, PAGE 286

\$327,675.00 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 15th day of July, 2016.

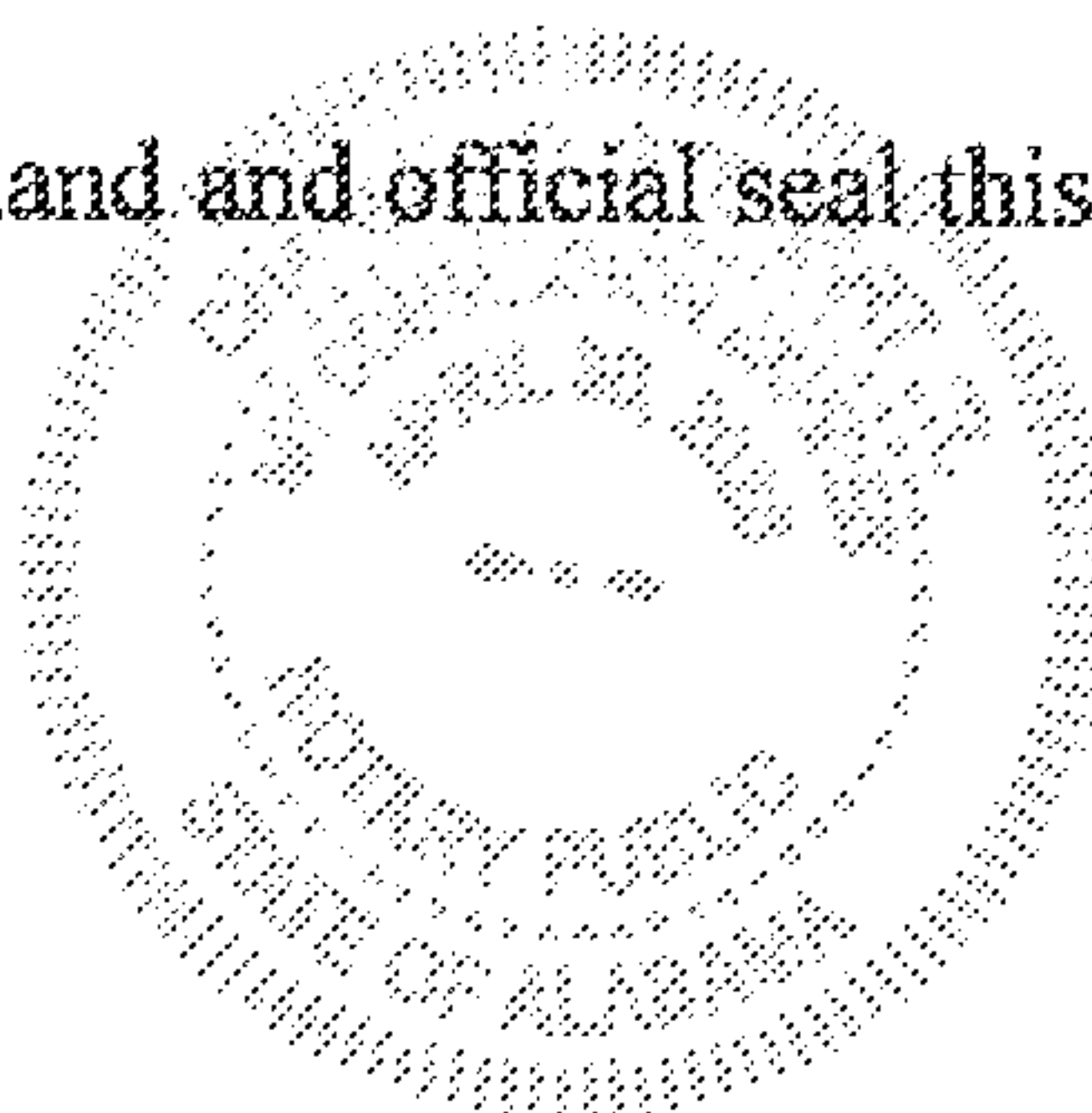
  
JAY TIDWELL

  
KELLEY TIDWELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAY TIDWELL and KELLEY TIDWELL 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 15th day of July, 2016.



Notary Public

Print Name:

Commission Expires:

  
  
7-30-20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/19/2016 01:10:57 PM  
\$127.50 CHERRY  
20160719000252210

