

20160816000292370
08/16/2016 10:58:24 AM
DEEDS 1/3

Send tax notice to:
TINA L. THOMPSON
109 LORRIN LANE
STERRETT, AL 35147

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

2016483

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Four Thousand and 00/100 Dollars (\$164,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SAMUEL J. GARDNER and MARGAYLA M. GARDNE, husband and wife whose mailing address is: 128 Sycamore Ridge, Madison MS 39110 (hereinafter referred to as "Grantors") by TINA L. THOMPSON whose property address is: 109 LORRIN LANE, STERRETT, AL, 35147 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2, OF THE VILLAGES OF WESTOVER ACCORDING TO MAP BOOK 39, PAGES 9A & 9B AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

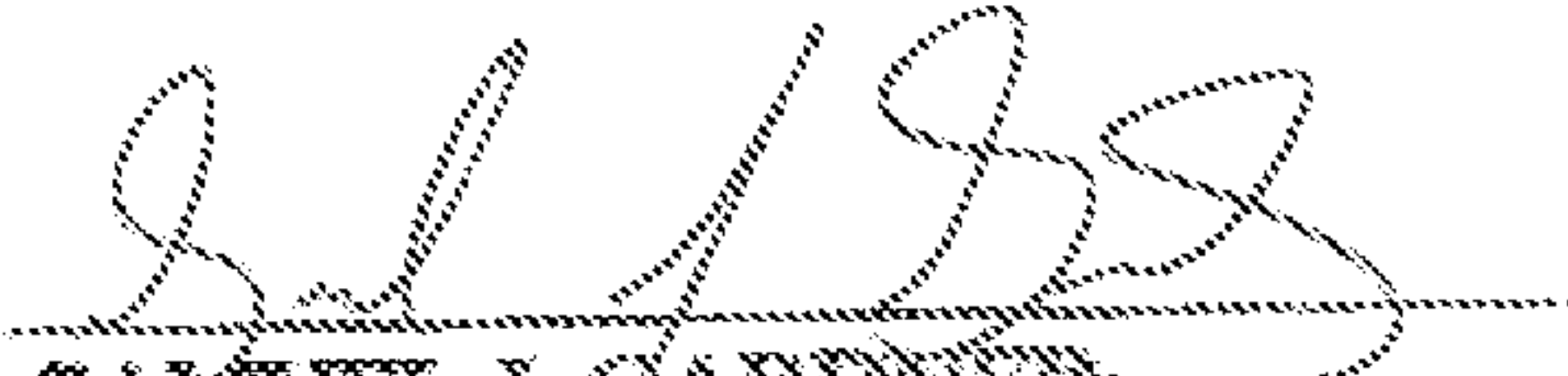
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/23/1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228 PAGE 793.
3. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.
4. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
5. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971, BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.

6. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7/12/1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 514.
7. TRANSMISSION LINE PERMIT DATED 6/25/1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDAN SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.
8. RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.
9. RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.
10. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7/24/1951 BY AND BETWEEN D.H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.
11. TRANSMISSION LINE PERMIT DATED 5/3/1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.
12. TRANSMISSION LINE PERMIT DATED 5/10/1951 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.
13. RIGHT OF WAY AND EASEMENT DATED 8/6/1941 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND PLANTATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.
14. TRANSMISSION LINE PERMIT DATED 6/8/1944 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.
15. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
16. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.
17. EASEMENT TO BELL SOUTH RECORDED IN INSTRUMENT #20061023000521080.
18. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #20080109000013350
19. 20' BUILDING SETBACK ALONG FRONT OF LOT LINE AS SHOWN ON RECORDED MAP.
20. 5' FOR EASEMENTS FOR SEWER ALONG FRONT OF LOT LINE AS SHOWN ON RECORDED MAP.
21. 5' FOR EASEMENT FOR POWER ALONG FRONT OF LOT LINE AS SHOWN ON RECORDED MAP.

\$139,400.00 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 12th day of August, 2016.


SAMUEL J. GARDNER


MARGAYLA M. GARDNER

Mississippi
STATE OF ALABAMA

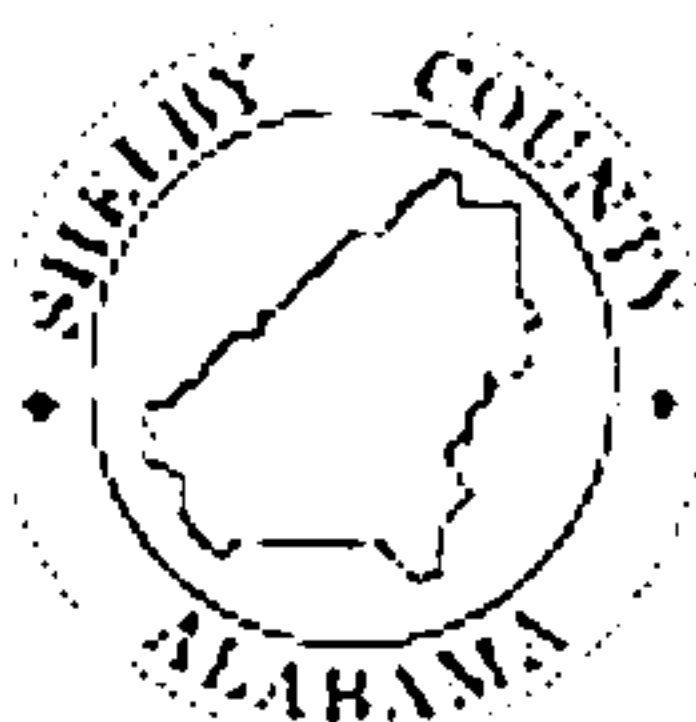
COUNTY OF SHELBY *Madison*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMUEL J. GARDNER and MARGAYLA M. GARDNER 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 12th day of August, 2016.




Notary Public
Print Name: Sherry Emerson
Commission Expires: 1-9-2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/16/2016 10:58:24 AM
\$46.00 CHERRY
20160816000292370

