

Send tax notice to:
PAIGE SPRAYBERRY SMITH
122 WEEPING CIRCLE
WILSONVILLE, AL 35186

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

2016440

WARRANTY DEED

20160817000294050
08/17/2016 11:01:54 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Four Hundred and 00/100 Dollars (\$182,400.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KEISHA S. GLASS FKA KEISHA S SEAY, AND JOSH GLASS, HUSBAND AND WIFE whose mailing address is: 4004 Forest Lakes Rd, Scotts AL 35147 (hereinafter referred to as "Grantors") by PAIGE SMITH AND TODD S SMITH whose property address is: 122 WEEPING CIRCLE, WILSONVILLE, AL, 35186 (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 22, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A,B & C, 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. Any mineral or mineral rights leased, granted or retained by current or prior owners. Any prior reservation 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 subject property.
3. Rights of way to Shelby county as recorded in Deed Book 147, Page 504; Deed Book 147, Page 505; Deed Book 147, Page 507 and Deed Book 147, Page 571.
4. Reservation of easement as reserved in Real Book 236, Page 76 and Real Book 242, Page 339.
5. Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 103, Page 182.
6. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
7. Restrictions appearing of record in Instrument #200707250003464100; Amended in Instrument #20071023000490210.
8. Articles of Incorporation of Willow Oaks Homeowners Association, Inc. as recorded in Instrument #20070725000346420.
9. By-Laws of Willow Oaks Homeowners Association, Inc. as recorded in Instrument #200707205000346430
10. Subdivision map as recorded in Map Book 38, Page 137 contains on the face of same a statement pertaining to natural lime sinks.

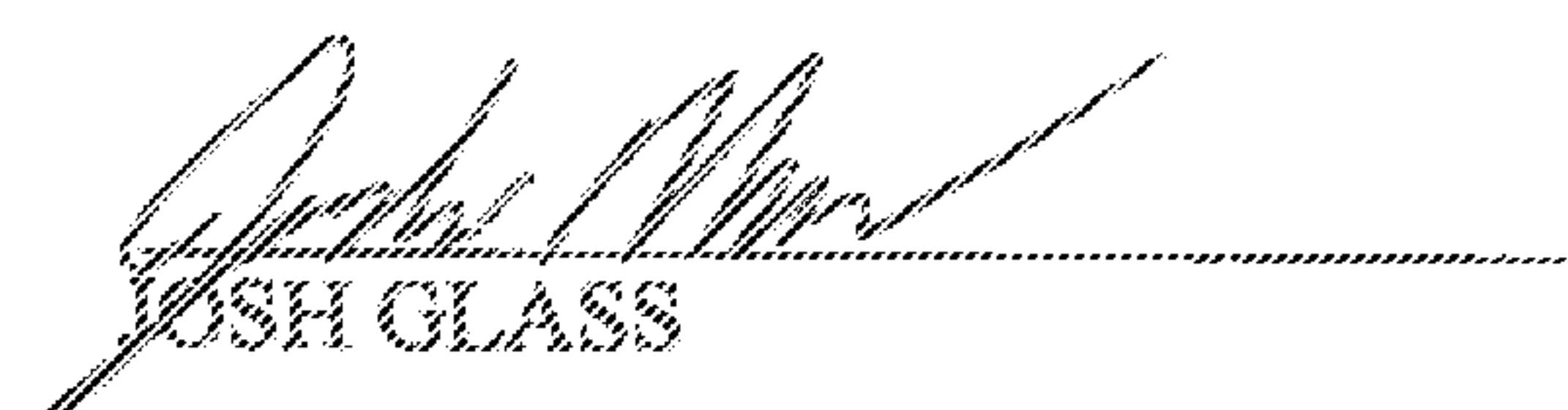
Keisha S. Seay and Keisha S. Glass are one and the same person

\$157,400.00 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 15th day of August, 2016.

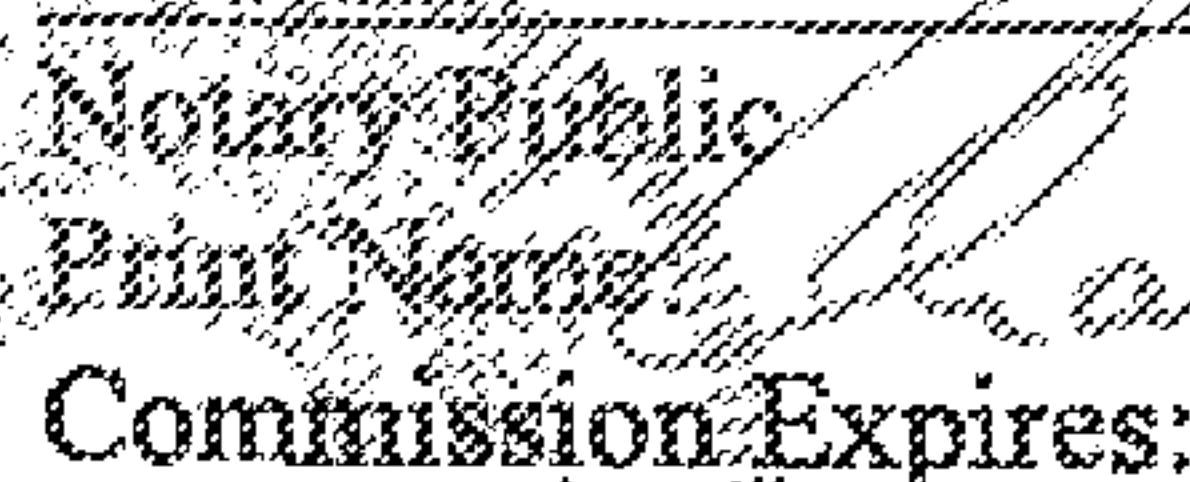

KEISHA S SEAY GLASS


JOSH GLASS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEISHA S SEAY GLASS AND JOSH GLASS 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 August, 2016.

Notary Public
Print Name: 
Commission Expires:

NOTARY PUBLIC
STATE OF ALABAMA
SHERIFF
JAMES W. FUHRMEISTER
8/17/2016

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2016 11:01:54 AM
\$200.50 CHERRY
20160817000294050

