

Send tax notice to:
J. CLAYTON LYNCH
980 HIGHWAY 331
COLUMBIANA, AL 35051

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

2016538

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHAEL D. MARTIN, A MARRIED MAN whose mailing address is: 327 FOREST LANE, LEEDS, AL 35094 (hereinafter referred to as "Grantors") by J. CLAYTON LYNCH and EMILY LYNCH whose property address is: 980 HIGHWAY 331, COLUMBIANA, AL 35051 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:

TRACT 3-A, ACCORDING TO A RESURVEY OF TRACT 2 AND TRACT 3 OF HIGH RIDGE LAKE, AS RECORDED IN MAP BOOK 29, PAGE 14 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

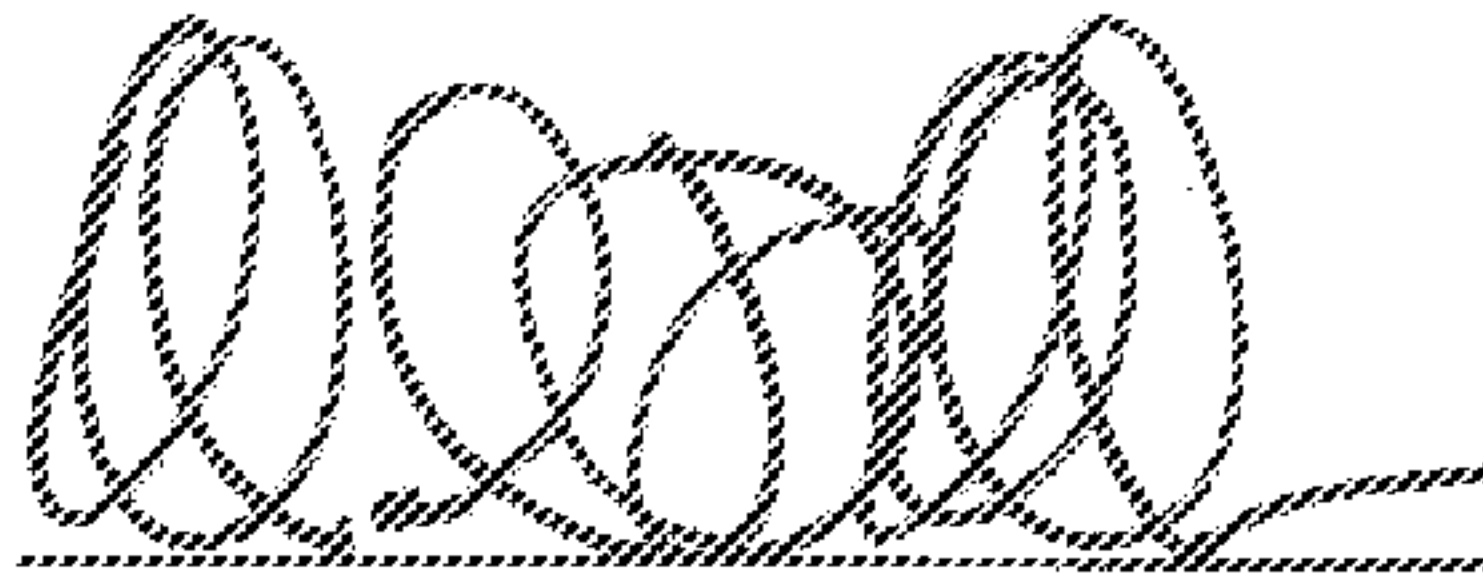
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2001-55189; INST. NO. 1997-39702 AND INST. NO. 2001-10697.

\$108,000 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property is not the homestead of the grantor or spouse as defined by the Code of the State of Alabama.

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.

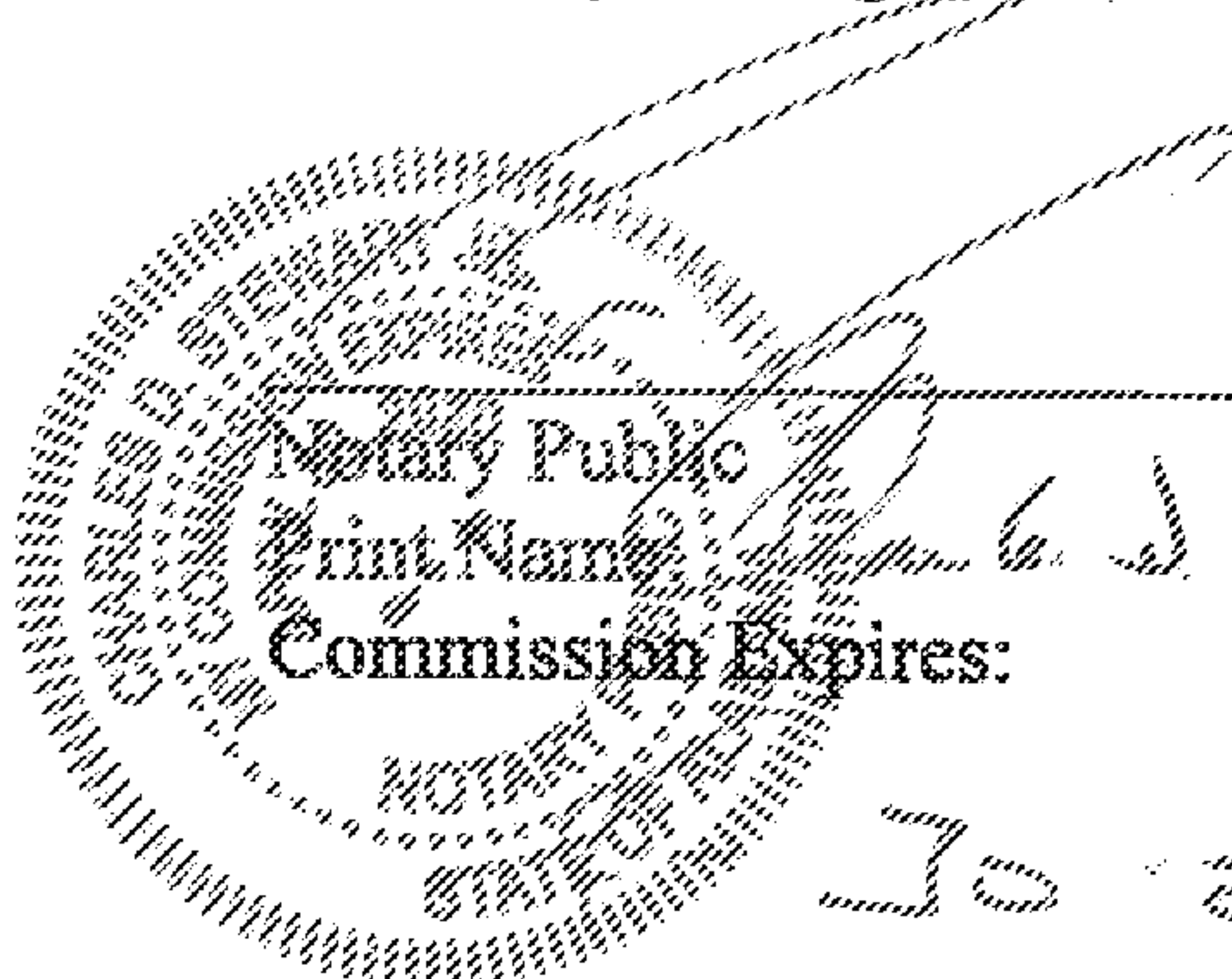
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of August, 2016.

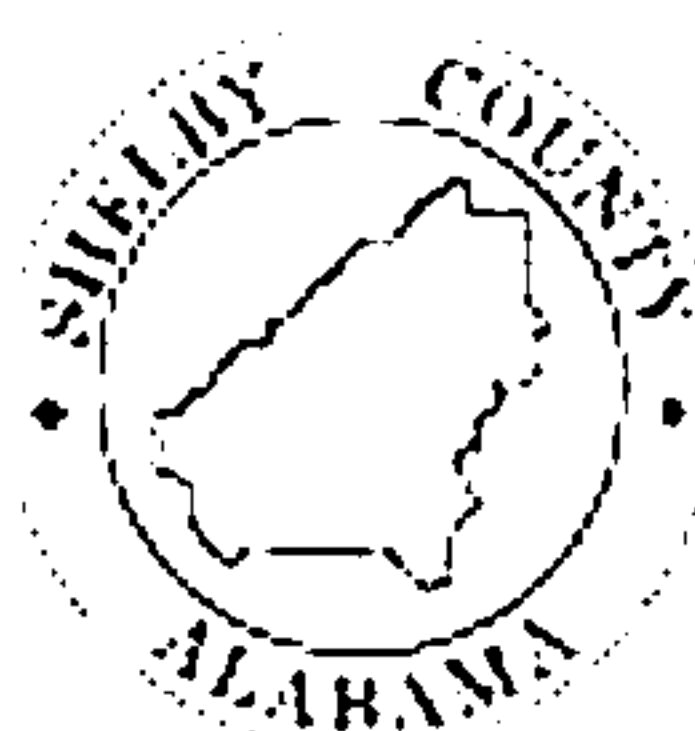

MICHAEL D. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. MARTIN 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 17th day of August, 2016.


Notary Public
Print Name: *James W. Fuhrmeister*
Commission Expires: *30-20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 11:33:56 AM
\$218.00 CHERRY
20160818000296230

