

Send tax notice to:
EDWARD T. BRADLEY
121 HIDDEN CREEK CIRCLE
PELHAM, AL 35124

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

2016504

WARRANTY DEED

20160818000296620
08/18/2016 12:03:40 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand and 00/100 Dollars (\$108,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM RODGERS and REBECCA RODGERS, HUSBAND AND WIFE whose mailing address is: 209 POWELL STREET, GURLEY, AL 35748 (hereinafter referred to as "Grantors") by EDWARD TERRY BRADLEY and LORI JANEEN BRADLEY whose property address is: 121 HIDDEN CREEK CIRCLE, PELHAM, AL, 35124 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 37, ACCORDING TO THE SURVEY OF HIDDEN CREEK, AS RECORDED IN MAP BOOK 23, PAGE 97, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability to injury or damage to persons or property as a result of the exercise of such rights.
3. 5 foot easement for roadway on front, as shown by recorded map.
4. Building and setback lines of 10feet as recorded in Map Book 23, Page 97, in the Probate Office of Shelby County, Alabama.
5. Building and setback lines of 20 feet as recorded in Map Book 23, Page 97, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, condition and restrictions as set forth in the document recorded in Instrument No. 1998-3074 and Amended in Instrument No. 1998-23229; Instrument No. 1999-1568 and Instrument No. 2000-41083 in the Probate Office of Shelby County, Alabama.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the exercise of such rights as recorded in Instrument 1997-29590 in the Probate Office of Shelby County Alabama.

- 8. Riparian and other rights created by the fact that subject property lies adjacent to Coates Branch.
- 9. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to road, foundations, party walls, walkways and entrances as recorded in Map Book 23, Page 97.
- 10. Restrictions, limitation and conditions as set out in Map Book 23, Page 97.
- 11. Easement to Plantation Pipeline as recorded in Volume 253, Page 972 in the Probate Office of Shelby County, Alabama.

\$108,000.00 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 Grantee, 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 18th day of August, 2016.

[Signature]
WILLIAM RODGERS

[Signature]
REBECCA RODGERS

STATE OF ALABAMA
COUNTY OF SHELBY *[Signature]*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM RODGERS and REBECCA RODGERS 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 18th day of August, 2016.

[Signature]
Notary Public
Print Name:
Commission Expires:

MICHELLE L. BILEY
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Jan. 6, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 12:03:40 PM
\$19.00 CHERRY
20160818000296620

[Signature]

