

Send tax notice to:
MELISSA M BEAIRD
1121 MONAGHAM DRIVE
BIRMINGHAM, AL 35242

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

2016512

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Three Thousand and 00/100 Dollars (\$233,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RONALD C. FOWLER and WANDA J. FOWLER, HUSBAND AND WIFE whose mailing address is: 824 Wanda Dr. Valleydale, AL 35242 (hereinafter referred to as "Grantors") by MELISSA M BEAIRD whose property address is: 1121 MONAGHAM DRIVE, BIRMINGHAM, AL, 35242 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 88, according to the Map and Survey of Dunnivant Square, as recorded in Map Book 39, Page 119 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

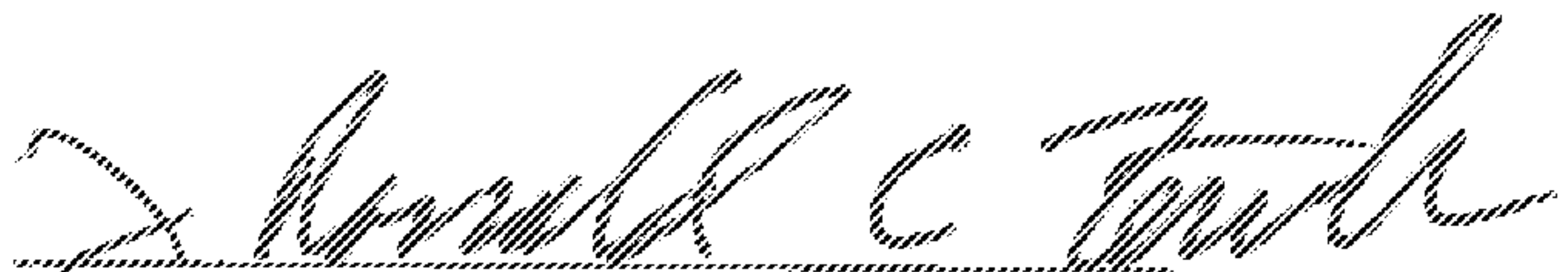
SUBJECT TO:

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. RELEASE OF DAMAGES SET OUT IN INSTRUMENT #20090423000149760
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 81, PAGE 417, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 196, PAGE 237, 248 AND 254.
5. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 247, PAGE 905; BOOK 139, PAGE 569 AND IN BOOK 134, PAGE 411.
6. DECLARATION OF RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20080401000129920
7. MEMORANDUM OF SEWER SERVICE AGREEMENT IN FAVOR OF DOUBLE OAK WATER RECLAMATION, LLC RECORDED IN INSTRUMENT #20121102000422200

\$143,000.00 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 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 31st day of August, 2016.

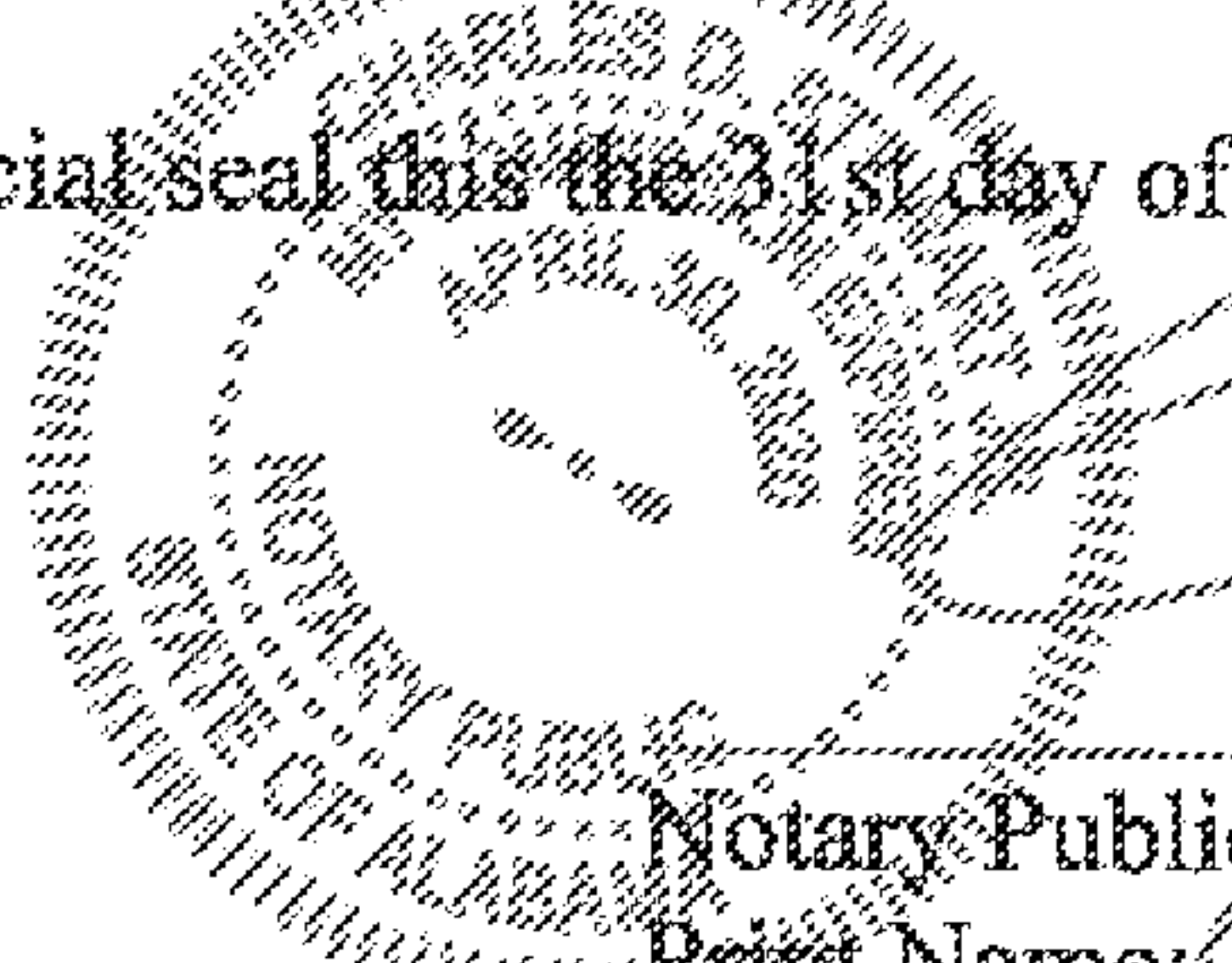
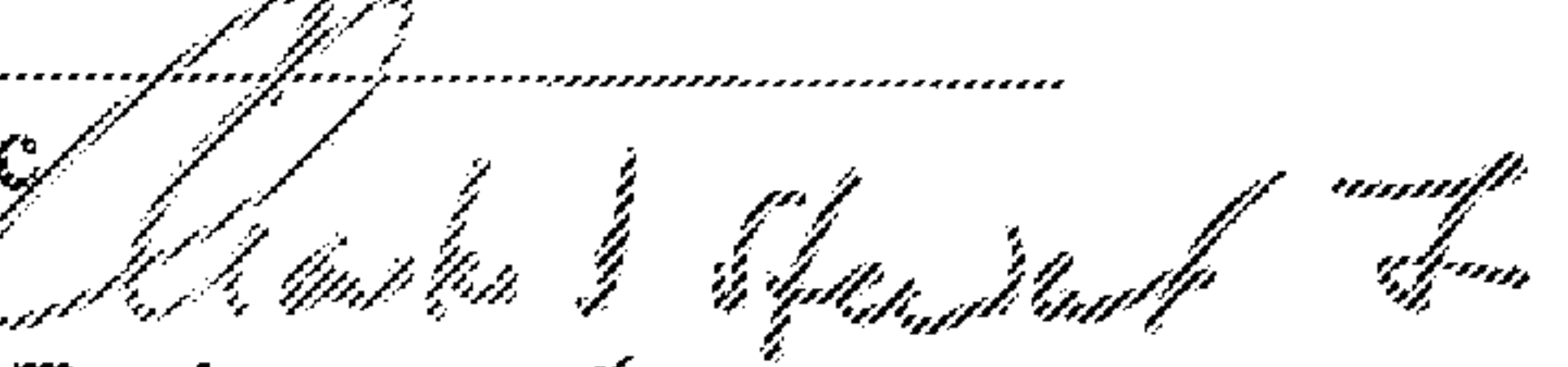
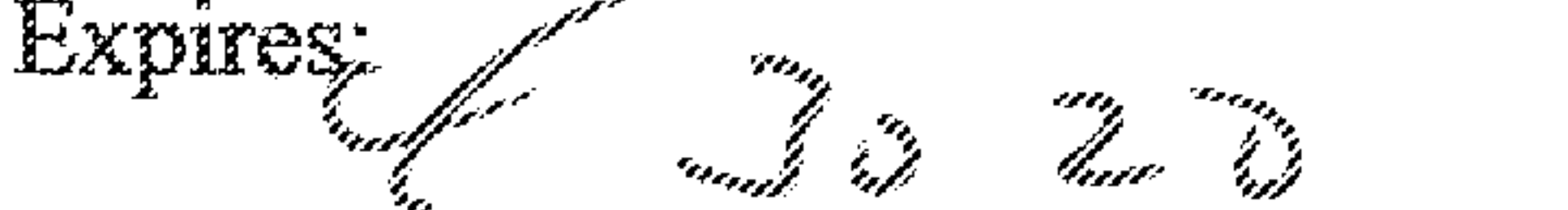

RONALD C. FOWLER


WANDA J. FOWLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD C. FOWLER and WANDA J. FOWLER 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 31st day of August, 2016.


Notary Public
Print Name: 
Commission Expires:  30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 12:46:31 PM
\$108.00 CHERRY
20160902000319760

