

Send tax notice to:
CARRIE SANDERS
2022 EAGLE VALLEY 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

2016484

WARRANTY DEED

20160920000343620
09/20/2016 03:19:40 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LISA LEA DUKE, AN UNMARRIED WOMAN **whose mailing address** is: 417 WATER OAK RUN, JACKSON'S GAP, AL 36861 (hereinafter referred to as "Grantors") by CARRIE SANDERS **whose property address** is: 2022 EAGLE VALLEY 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 Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1506, according to the Survey of Eagle Point, 15th Sector, as recorded in Map Book 26, Page 35, 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 for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262 and Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama.
3. Restrictive covenants and grant of land easement in favor of Alabama Power Company as recorded in Inst. No. 2000-11861.
4. Such state of facts as shown on Plat recorded in map Book 26, Page 35, in the Probate Office of Shelby County, Alabama.
5. Notes as set out per recorded plat.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Deed Book 206, Page 448 and Inst. NO. 1999-44778, in the Probate Office of Shelby County, Alabama.
7. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 111, Page 408; Deed Book 149, Page 380 and Deed Book 109, Page 70.
8. Right of way granted to South Central Bell as set forth in deed Book 336, Page 224; Deed Book 337; Page 245, Real 149, Page 206, in the Probate Office of Shelby County, Alabama.
9. Release of damages as recorded in Inst. No. 1996-26590, as recorded in the Probate Office of Shelby County, Alabama.
10. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or

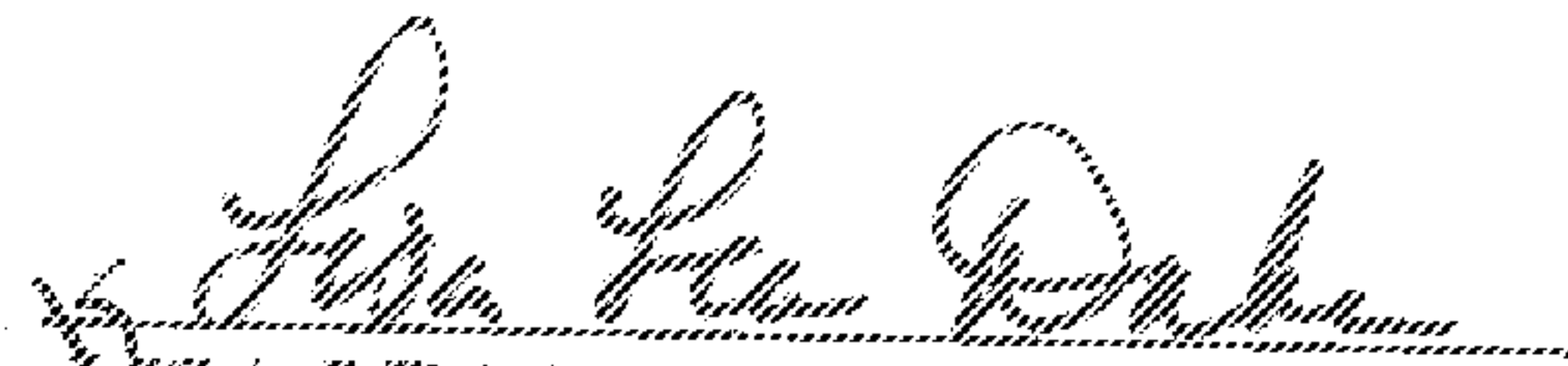
unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 26, Page 34, in the Probate Office:

11. Restrictions, limitations and conditions as recorded in Map Book 26, Page 34.
12. Ingress, egress and utility easement as shown by Inst. No. 19998-42638.
13. Rights of others to easements and right of ways as set out in Deed Book 290, Page 842 and Deed Book 290, Page 848.
14. Reservations of right of way as set out in Inst. No. 1996-26590.
15. Riparian and other rights created by the fact that subject property lies adjacent to a lake.

\$336,000.00 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.

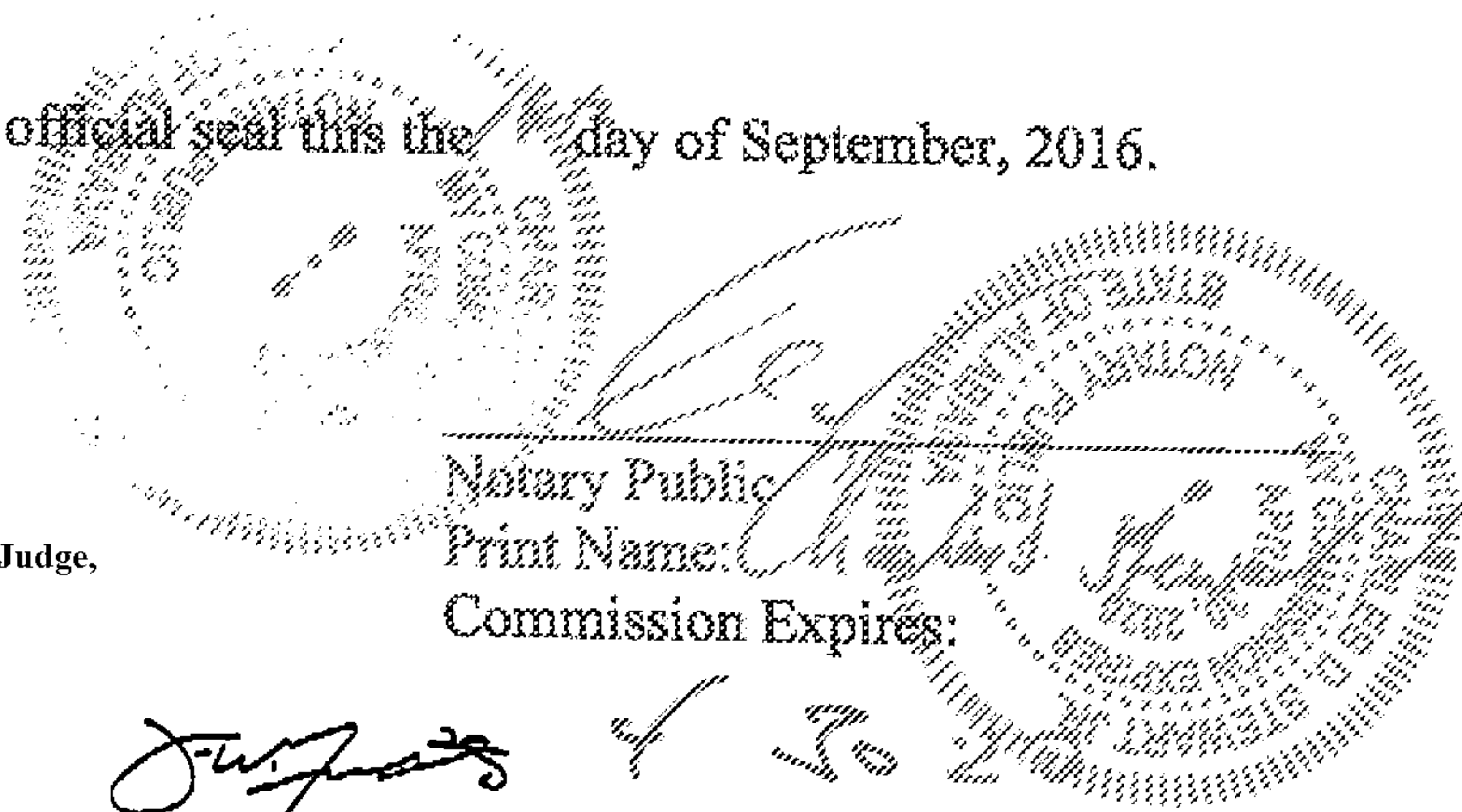
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14 day of September, 2016.


LISA LEA DUKE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LISA LEA DUKE 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 14 day of September, 2016.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 09/20/2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/20/2016 03:19:40 PM
\$102.00 CHERRY
20160920000343620