

20161011000372420
10/11/2016 09:59:17 AM
DEEDS 1/2

Send tax notice to:
DANIEL W. HARPST
299 LACEY AVE
Maylene, AL 35114

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

2016607

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand and 00/100 Dollars (\$217,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CYNTHIA M. THIGPEN and WILLIAM F. THIGPEN, WIFE AND HUSBAND whose mailing address is: 1117 Hunters Drive, Stone Mt, GA 30083 (hereinafter referred to as "Grantors") by DANIEL W. HARPST whose property address is: 299 LACEY AVE, Maylene, AL, 35114 (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 220, LACEY'S GROVE PHASE 2, AS RECORDED IN MAP BOOK 38,
PAGE 19, 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. All matters as set forth as shown on the plat as recorded in Map Book 38, Page 19 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Homeowners Association granted by instrument recorded in Official Records Instrument 20060222000086790, of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20061221000621000, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

\$206,150.00 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 3rd day of October, 2016.

Synthia M. Thigpen
SYNTHIA M. THIGPEN

William F. Thigpen by Cynthia M. Thigpen his attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA M. THIGPEN 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 3rd day of October, 2016.

Notary Public
Print Name: *James W. Fuhrmeister, Jr.*
Commission Expires: *3-31-2020*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify WILLIAM F. THIGPEN by CYNTHIA M. THIGPEN, as his Attorney in Fact whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 3rd day of October, 2016.

Notary Public
Print Name: *Charles D. Stewart, Jr.*
My Commission Expires: *3-31-2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/11/2016 09:59:17 AM
\$29.00 CHERRY
20161011000372420

Signature