

Send tax notice to:
KATHERINE E. HARRIS
1132 CARIBBEAN CIRCLE
ALABASTER, AL 35007

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

2016601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$137,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, STEVE SHOEMAKER, AN UNMARRIED MAN whose mailing address is: 704 Mill Springs Lane, Hoover AL 35244 (hereinafter referred to as "Grantors") by KATHERINE E. HARRIS AND ANTHONY ROSS LOVOY whose property address is: 1132 CARIBBEAN CIRCLE, ALABASTER, AL, 35007 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 13, Block 3, according to the Survey of Southwind First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

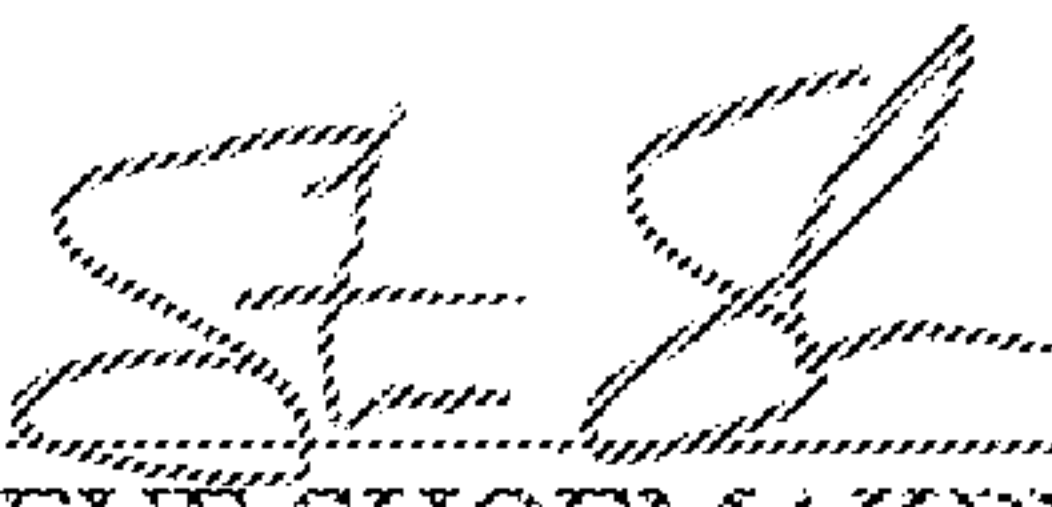
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. EASEMENT, BUILDING LINES AND RESTRICTIONS 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 MISC. VOLUME 14, PAGE 23 AND MISC. VOLUME 14, PAGE 475
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 229, PAGE 120
6. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 14, PAGE 769.

\$132,071.00 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.

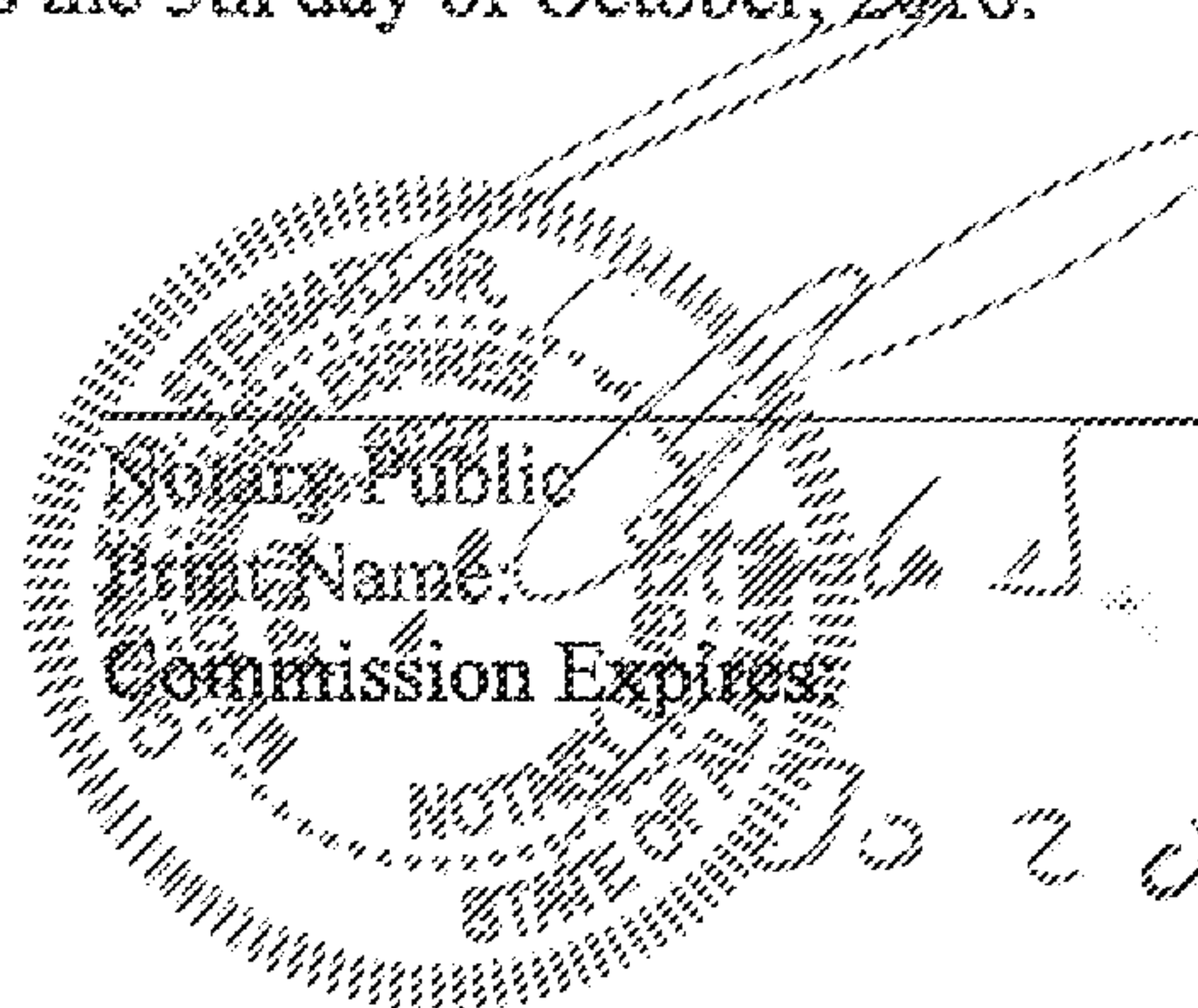
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 5th day of October, 2016.


STEVE SHOEMAKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE SHOEMAKER 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 5th day of October, 2016.


Notary Public
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/11/2016 10:02:37 AM
\$23.50 CHERRY
20161011000372450

