

Send tax notice to:  
BRENT SANSING  
300 OAKLYN HILLS DRIVE  
CHELSEA, AL 35043

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

2016604

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$679,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT C. FARMER and LENDA FARMER FKA LENDA C. WEBSTER, HUSBAND AND WIFE **whose mailing address** is: 109 WILLIAM BRANCH LANE, CHELSEA, AL 35043 (hereinafter referred to as "Grantors") by BRENT SANSING and KATHY SANSING **whose property address** is: 300 OAKLYN HILLS DRIVE, CHELSEA, AL, 35043 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 1, ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS FARM, AS RECORDED IN MAP BOOK 38, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**AND**

**LOT 100, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE 5, AS RECORDED IN MAP BOOK 38, PAGE 34, 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. Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges and immunities relating thereto, including release of damages.
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Right of way granted to Alabama Power Company recorded in Inst. No. 2008-7463.
5. Restrictions and covenants appearing of record in Ins.t no. 1998-27399; Inst. No. 1999-7744; Inst. No. 1994-29305; Inst. No. 2002-34405; Inst. No. 2002-34406 and Inst. No. 2004-35542
6. Right of way granted to Shelby County recorded in Volume 229, Page 492 and Volume 39-469.
7. Right of way granted to Alabama Power Company recorded in Volume 165, Page 105.
8. Oaklyn Hills Homeowners Association recorded in Inst. No. 2002-344070.

9. By Laws of Oaklyn Hills Homeowners Association recorded in Inst. No. 2002-344080.

\$543,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

LINDA C. WEBSTER AND LINDA WEBSTER ARE ONE AND THE SAME PERSON.

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 4th day of October, 2016.

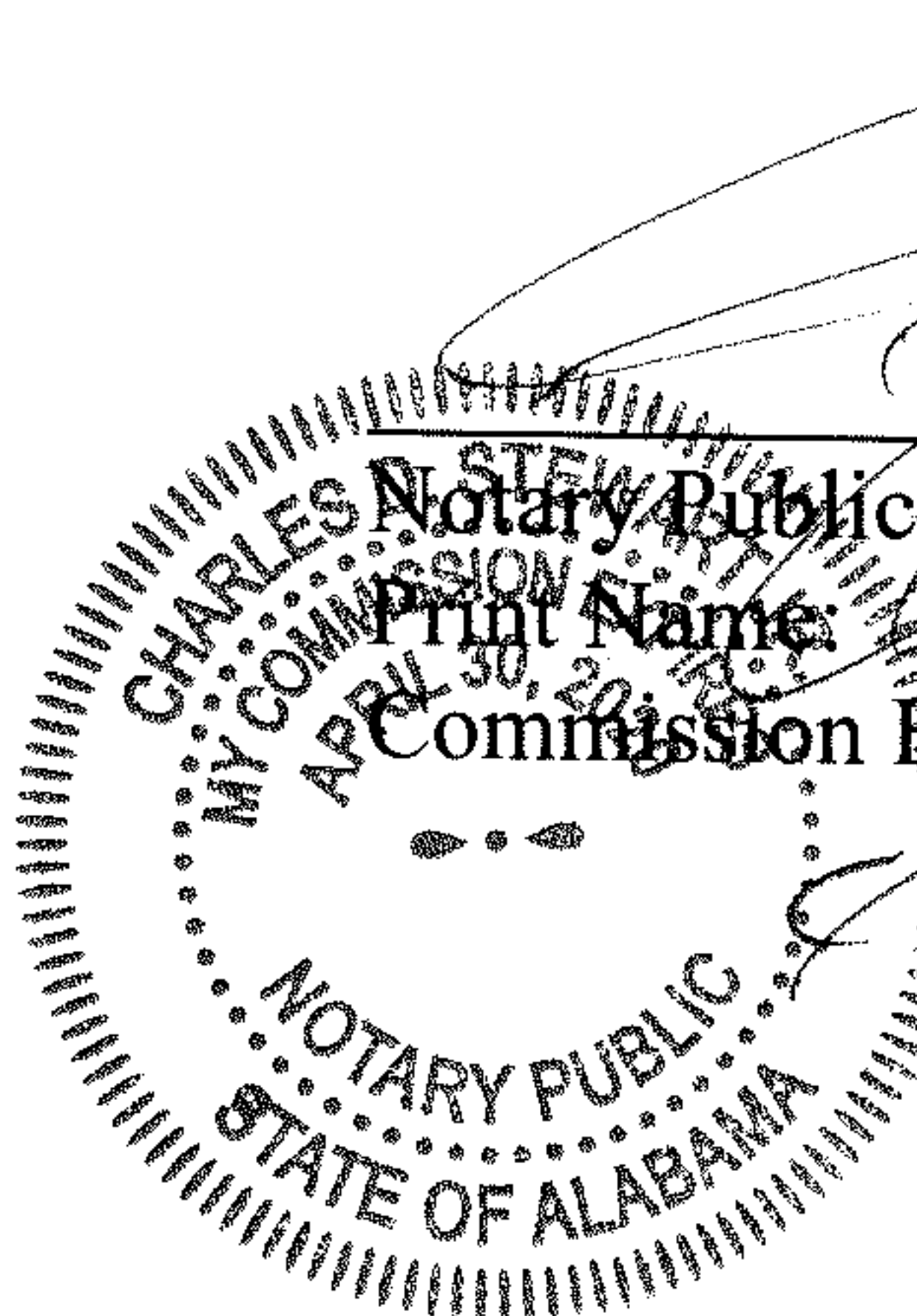
  
ROBERT C. FARMER

  
LEND A FARMER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT C. FARMER and LENDA FARMER 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 4th day of October, 2016.

  
Charles N. Stever  
Notary Public  
Print Name  
Commission Expires: 30 2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/11/2016 01:18:33 PM  
\$154.00 CHERRY  
20161011000373040

