

Send tax notice to:
Joseph David Middleton and Jennifer Pegues Middleton
5247 Heatherhedge Cir.
Birmingham, AL 35242
BHM1600819

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

20161018000381620
10/18/2016 10:18:34 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Two Thousand Two Hundred and 00/100 Dollars (\$242,200.00) the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **John D. Sides and Terri K. Sides, husband and wife whose mailing address is: 432 Foothills Pkwy., Chelsea, AL 35043** (hereinafter referred to as "Grantors"), by **Joseph David Middleton and Jennifer Pegues Middleton** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$234,934.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

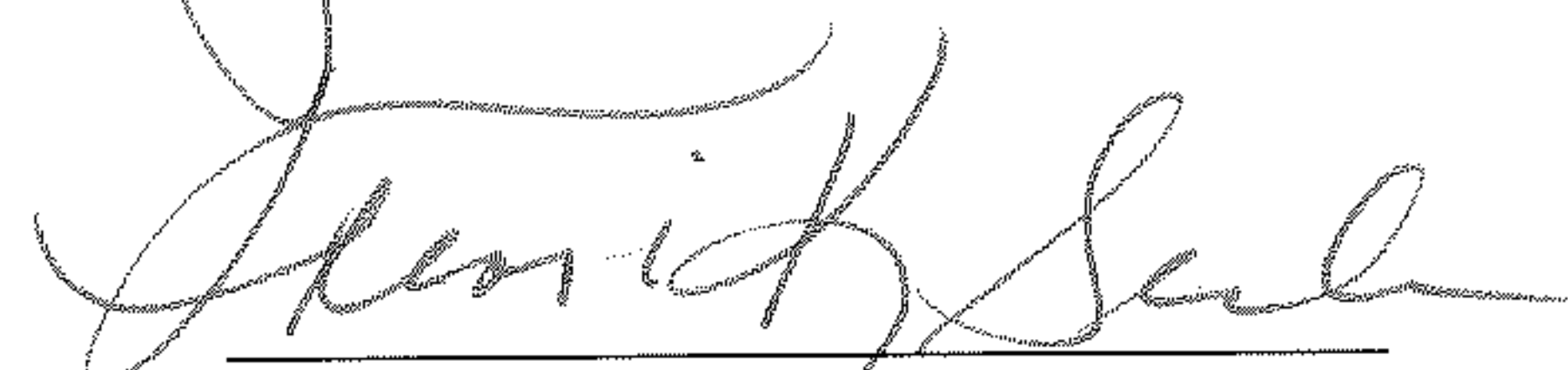
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors John D. Sides and Terri K. Sides have hereunto set their signatures and seals on October 13, 2016.



John D. Sides



Terri K. Sides

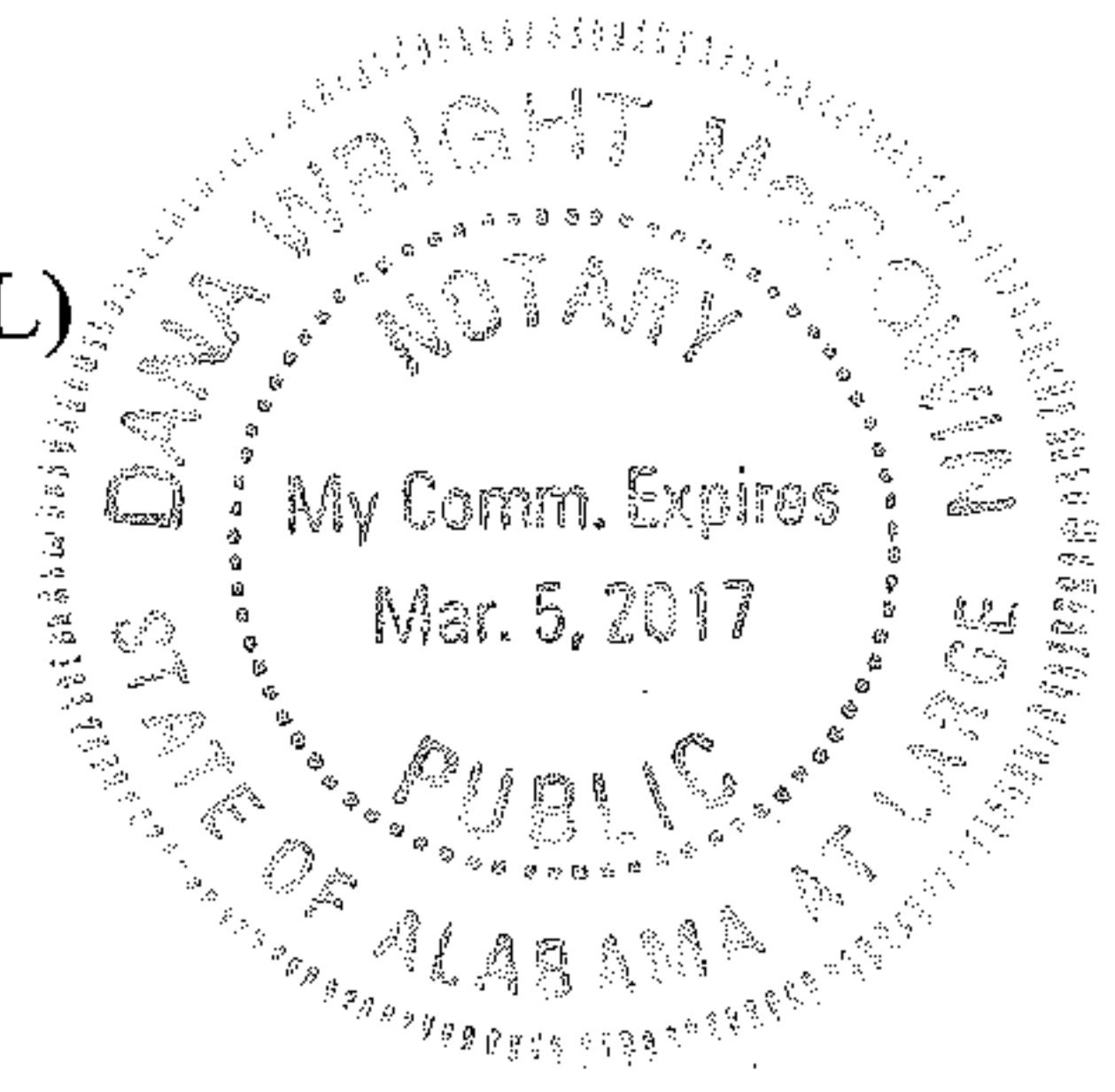
20161018000381620 10/18/2016 10:18:34 AM DEEDS 2/2

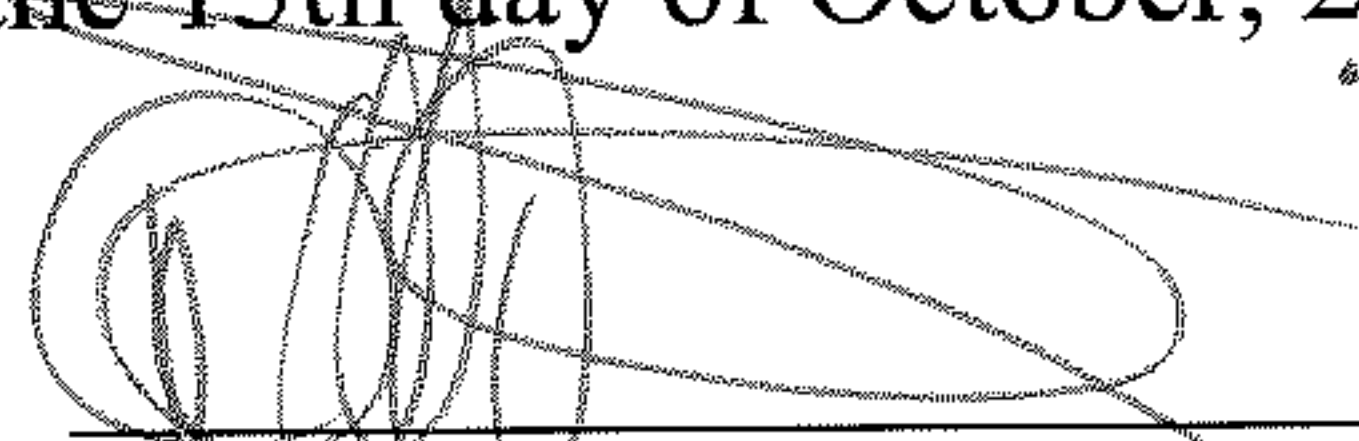
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Sides and Terri K. Sides, 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 13th day of October, 2016.

(NOTARIAL SEAL)





Notary Public
Print Name: Dana Wright McGowan
Commission Expires: 3/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/18/2016 10:18:34 AM
\$25.50 CHERRY
20161018000381620

