

Send tax notice to:
CHERYL D. SNEAD
5978 FOREST LAKES COVE
STERRETT, AL 35147

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

2016644

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH D. MIDDLETON and JENNIFER P. MIDDLETON, husband and wife, **whose mailing address** is: 5247 Heatherhedge Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by CHERYL D. SNEAD **whose property address** is: 5978 FOREST LAKES COVE, STERRETT, AL, 35147 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 297, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B & C, in the Office of the Judge of Probate 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 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 Book 53, Page 262 and Book 331, Page 262, in the Probate Office of Shelby County, Alabama.
3. Notes as set out per recorded plat
4. Easement to Alabama power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829, in the Probate Office of Shelby County, Alabama.
5. Rights of others for ingress and egress purposes in and to the use of Shelby County, as recorded in Inst. No. 1993-03955; Inst. No. 1993-03957; Inst. No. 1993-03959; Inst No. 1993-03960; Inst. No. 1993-03961; Inst. No. 1993-03964; Inst. No. 1993-03965 and Inst. No. 1993-3966.
6. Easements and building lines as shown on recorded map.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst No 20040629000354610; Inst No 2004093000494930 and amended in Inst No 20090166000014960, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
8. Memorandum of Sewer Service Agreement regarding Forest Lakes in favor of Double Oak Water Reclamation, LLC as recorded in Inst No 20121102000422220.

\$164,465.00 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 13th day of October, 2016.


JOSEPH D. MIDDLETON


JENNIFER P. MIDDLETON


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH D. MIDDLETON and JENNIFER P. MIDDLETON 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.

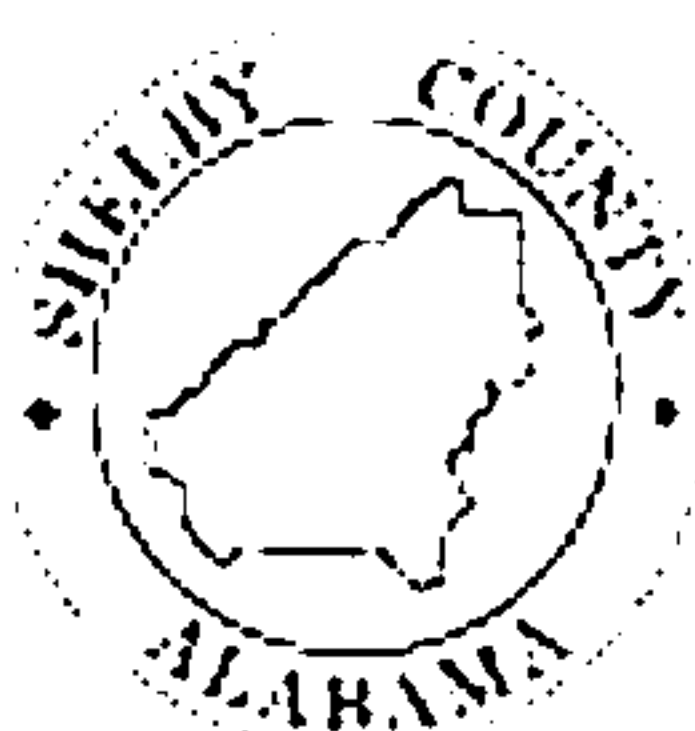
Given under my hand and official seal this the 13th day of October, 2016.


Notary Public

Print Name: 

Commission Expires: 

4 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/18/2016 10:49:25 AM
\$21.50 CHERRY
20161018000381830

