

Send tax notice to:
JAMES B. BRECHIN
36 HUNTERS TRACE
PELHAM, AL 35124

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

2016609

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MILTON M. SMITH, JR. and DEBBIE SMITH, HUSBAND AND WIFE whose mailing address is: 603 Paradise Point Dr. Columbiana AL 35051 (hereinafter referred to as "Grantors") by JAMES B. BRECHIN AND REBECCA BRECHIN whose property address is: 36 HUNTERS TRACE, PELHAM, AL, 35124 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 36, according to the Survey of Hunter's Glenn, as recorded in Map Book 6, Page 49, 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. 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.
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 Volume 296, Page 612.
5. Right of way granted to South Central Bell Telephone Company recorded in Volume 292, Page 621.
6. Restrictions appearing of record in Misc. Book 11 Page 433.

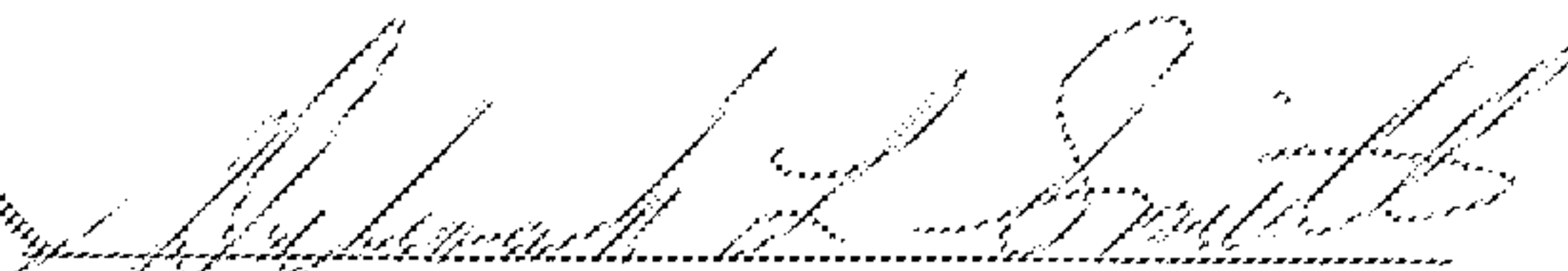
\$167,887.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 21st day of October, 2016.

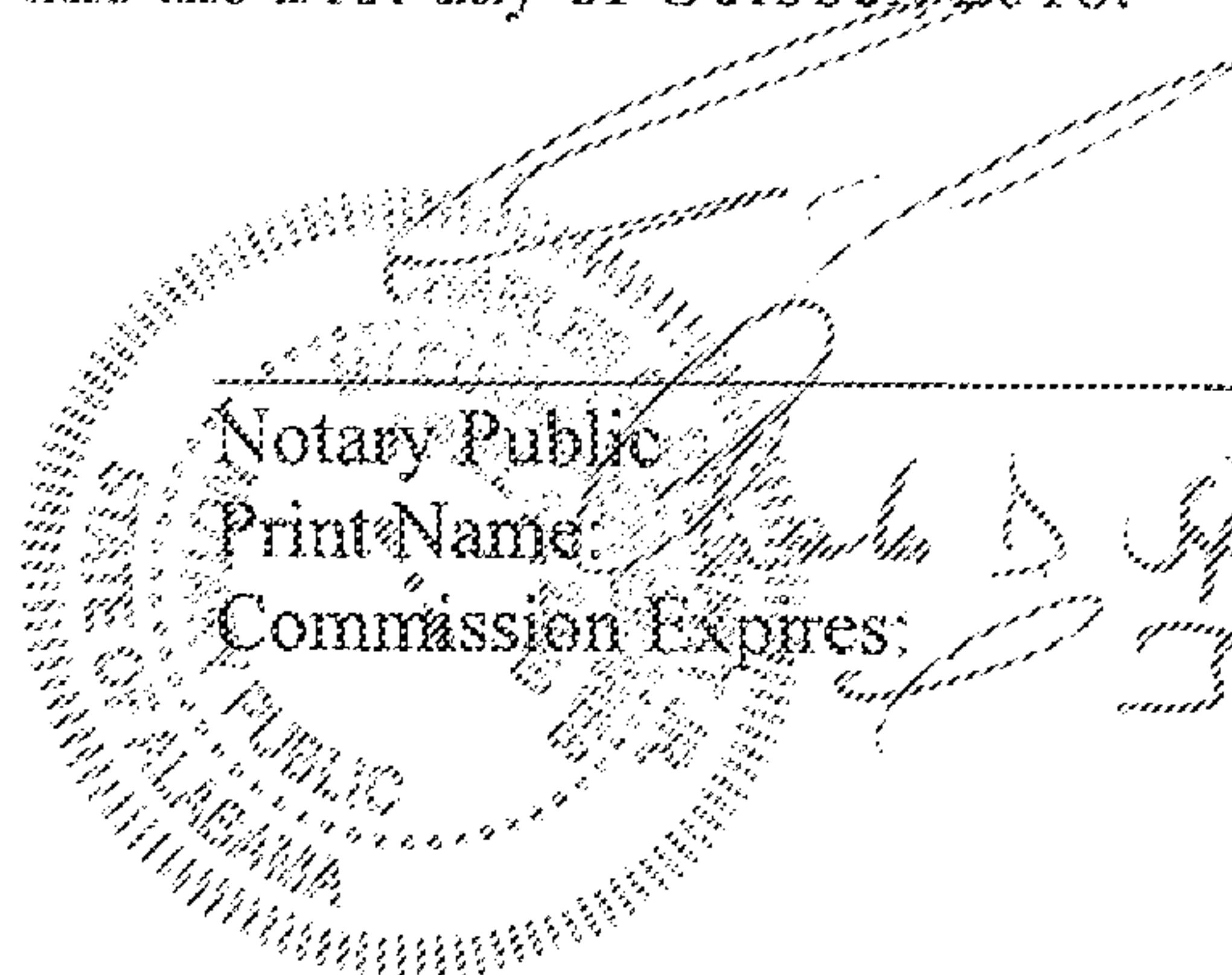
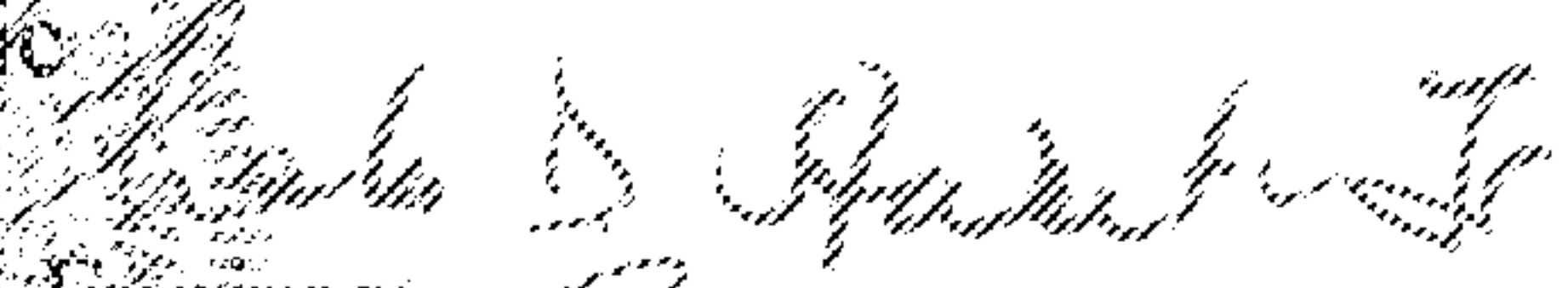
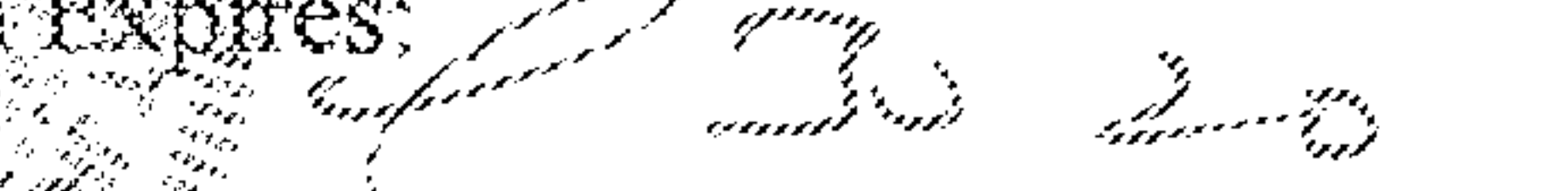

MILTON M. SMITH, JR.

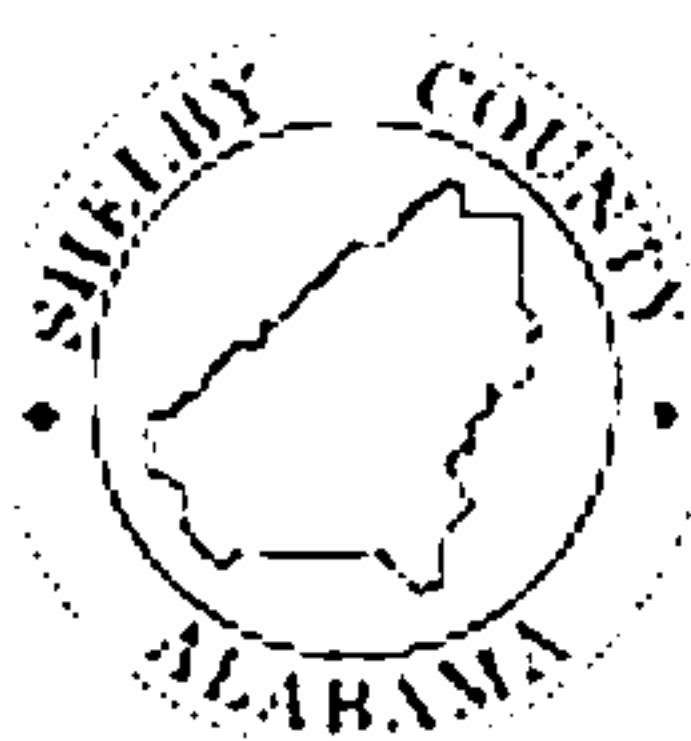

DEBBIE SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MILTON M. SMITH, JR. and DEBBIE SMITH 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 21st day of October, 2016.


Notary Public
Print Name: 
Commission Expires:  3 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/26/2016 10:23:38 AM
\$183.00 CHERRY
20161026000393280

