

20161102000403550
11/02/2016 01:36:48 PM
DEEDS 1/2

Send tax notice to:
PAUL S. SIMMONS
3240 ARBOR HILL TRACE
HOOVER, AL 35244

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

2016624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$319,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOE M. RUTLEDGE and GLORIA RUTLEDGE, husband and wife **whose mailing address** is: 2550 Genna Way, Apt 208 Birmingham AL 35243 (hereinafter referred to as "Grantors") by PAUL S. SIMMONS and SHERRON L. SIMMONS **whose property address** is: 3240 ARBOR HILL TRACE, HOOVER, AL, 35244 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 167, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE III, AS RECORDED IN MAP BOOK 33, PAGE 142, 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. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS SET OUT IN DEED Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; Deed Book 111, Page 625 and Deed Book 268, Page 344.
3. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
4. All Easements, Rights of way, Restrictions, Covenants, Conditions and Building Setback lines as shown on the recorded Final Plat of Arbor Hill Phase III as recorded in Map book 33, Page 142, in the Probate Office of Shelby County, Alabama.
5. Assignment of Developers Rights as recorded in Instrument No. 2002-30821.
6. Right of way to Alabama Power Company as recorded in Real 65, Page 1; Deed Book 32, Page 554 & Instrument No. 2004-12713.
7. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 & Covenants pertaining thereto as recorded in Real 69, Page 458.

8. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 & Deed Book 108, Page 363.
9. Restrictions & Covenants as recorded in Instrument No. 2003-59578
10. Articles of Incorporation of Arbor Hills Homeowners Association, Inc. recorded in Instrument No. 20030905000595750.
11. Declaration of Covenants, Conditions & Restrictions for Arbor Hill as recorded in Instrument No. 200309050000595780, amended in Instrument No. 20090821000323150; Instrument No. 20090821000323160 & Instrument No. 20100611000186700.
12. Easement to Alabama Power Company as recorded in Instrument No. 20111025000318970.

\$271,915.00 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 31st day of October, 2016.


JOE M. RUTLEDGE


GLORIA RUTLEDGE

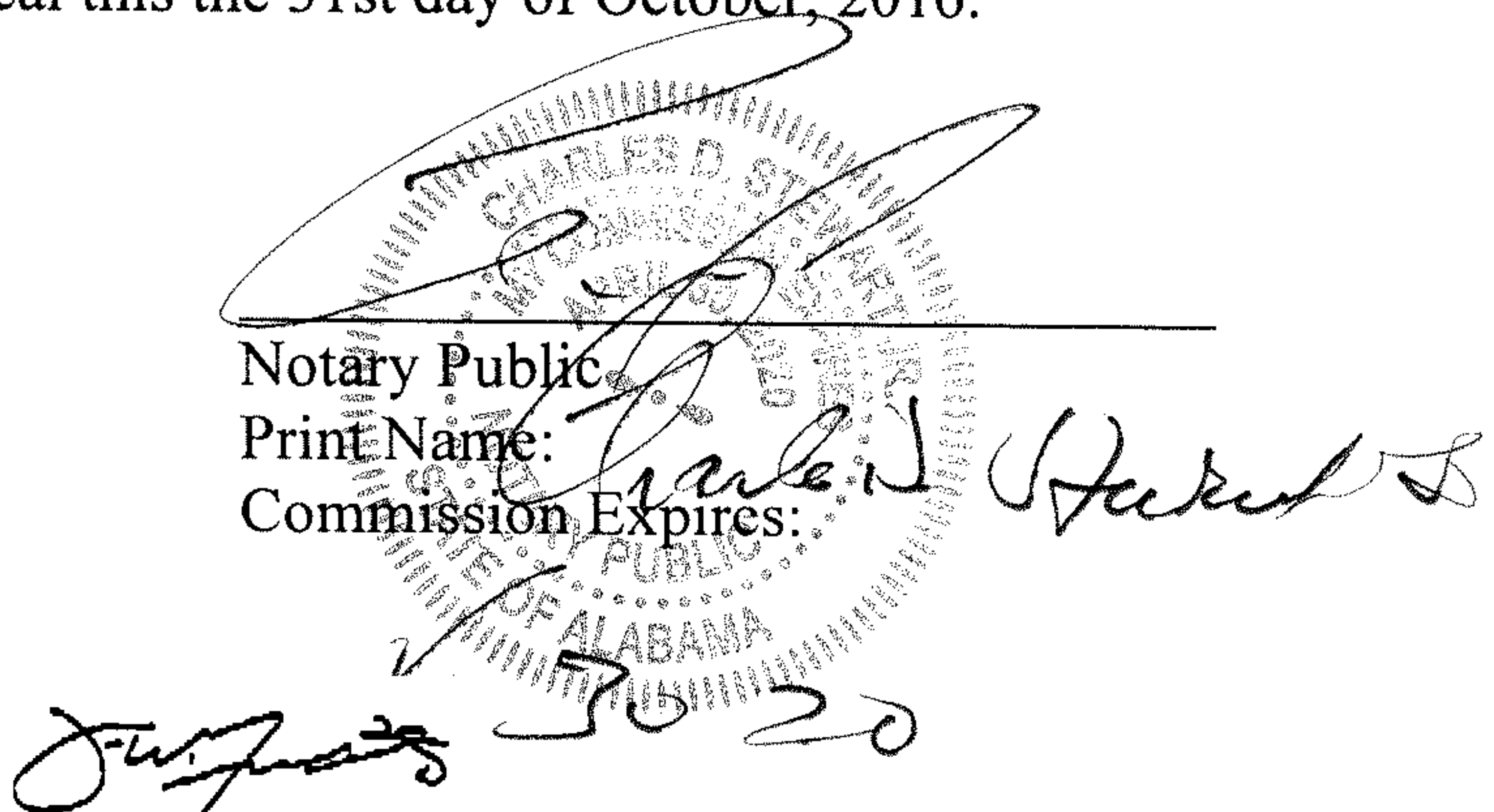
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE M. RUTLEDGE and GLORIA RUTLEDGE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, 40acknowledged 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 31st day of October, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:36:48 PM
\$66.00 CHERRY
20161102000403550

The notary seal is a circular stamp for Charles D. Stewart, Notary Public, State of Alabama. It includes the commission expiration date of 11/02/2017. A signature is written over the seal. Below the seal, the date "30 20" is handwritten.

Notary Public
Print Name: Charles D. Stewart
Commission Expires: 11/02/2017