

Send tax notice to:  
GEORGE C. BRADFORD  
176 RIVER OAKS DRIVE  
HELENA, AL 35080

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

2016681

**WARRANTY DEED**

**20161117000424060**  
**11/17/2016 01:13:54 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$399,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM B. HIRTLE and ANN S. HIRTLE, HUSBAND AND WIFE **whose mailing address** is: 411 Ballantree Road, Pelham, AL 35124 (hereinafter referred to as "Grantors") by GEORGE C. BRADFORD AND CANDACE M. BRADFORD **whose property address** is: 176 RIVER OAKS DRIVE, HELENA, AL, 35080 (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 794, ACCORDING TO THE FINAL PLAT OF RIVERWOODS, SEVENTH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 36, PAGE 102, 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 oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 112, Page 876; Real 328, Page 1; Real 247, Page 599; Real 247, Page 636; Instrument No. 2000-31941 and Instrument No. 20150706000225380, in said Probate Office.
3. Such state of facts as shown on the Final Plat of Riverwoods, Seventh Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.
4. Grant of Land Easement and Restrictive Covenants to Alabama Power Company, recorded in Instrument No. 20060201000052460, in the Probate Office of Shelby County, Alabama.
5. Less and except any portion obtained by or conveyed to Alabama Power Company by and through Condemnation Proceedings filed in Case No. 27-254 and Case No. 28-57, in the Probate Office of Shelby County, Alabama.
6. Unrecorded Sewer Service Agreement by and between Western Pocahontas Properties Limited Partnership, City of Helena, Alabama and The Utilities Board of the City of Helena, dated 11/22/1999, as assigned to River Oaks Properties, LLC by the unrecorded Assignment of Sewer Service Agreement.
7. Right of way to Southern Natural Gas, recorded in Instrument No. 2001-54741, in the Probate Office of Shelby County, Alabama.

- 8. Easement to BellSouth, recorded in Instrument No. 20051012000530710, in the Probate Office of Shelby County, Alabama.
- 9. Terms and conditions of Memorandum of Oil and Gas Lease recorded in Real 370, Page 923, in the Probate Office of Shelby County, Alabama.
- 10. Terms and conditions of the unrecorded lease dated 12/01/1992 by and between Western Pocahontas Properties Limited Partnership and Daniel Johns as assigned by unrecorded Assignment of Lease by Western Pocahontas Properties Limited Partnership to River Oaks Properties, LLC.
- 11. Easement to Alabama Power Company, recorded in Instrument No. 20040102000000380 and Instrument No. 20040102000000390, in the Probate Office of Shelby County, Alabama.
- 12. Less and except any portion of subject land lying within any railroad right of way.
- 13. Rights of others to use Creek.
- 14. Riparian and other rights created by the fact that subject property lies adjacent to creek.
- 15. Covenants and Conditions recorded in Instrument No. 2002-7338 and By-Laws recorded in Instrument No. 20020731000356170; Instrument No. 20061025000526430 and Instrument No. 20070917000435160, in the Probate Office of Shelby County, Alabama.
- 16. Restrictions as set out in deed recorded in Instrument No. 20150706000225380.

\$379,905.00 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 15th day of November, 2016.

*William B. Hirtle*  
WILLIAM B. HIRTLE

*Ann S. Hirtle*  
ANN S. HIRTLE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM B. HIRTLE and ANN S. HIRTLE 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 15th day of November, 2016.

*Charles D. Stewart*  
 Notary Public  
 Print Name: *Charles D Stewart*  
 Commission Expires: *8-30-20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/17/2016 01:13:54 PM  
\$38.00 CHERRY  
20161117000424060

*J. Fuhrmeister*