

Send tax notice to:
WALLACE E. SHERBON, JR.
4424 CROSSINGS RIDGE
HOOVER, AL 35242

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

2016672

WARRANTY DEED

20161201000439340
12/01/2016 02:06:52 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JACQUELYN A. ALLEN, A SINGLE INDIVIDUAL **whose mailing address** is: P.O. Box 3382 Florence, AL 35630 (hereinafter referred to as "Grantors") by WALLACE E. SHERBON, JR. and JANET R. SHERBON **whose property address** is: 4424 CROSSINGS RIDGE, HOOVER, AL, 35242 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 369, according to the Map and Survey of Caldwell Crossings, Third Sector, recorded in Map Book 33, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

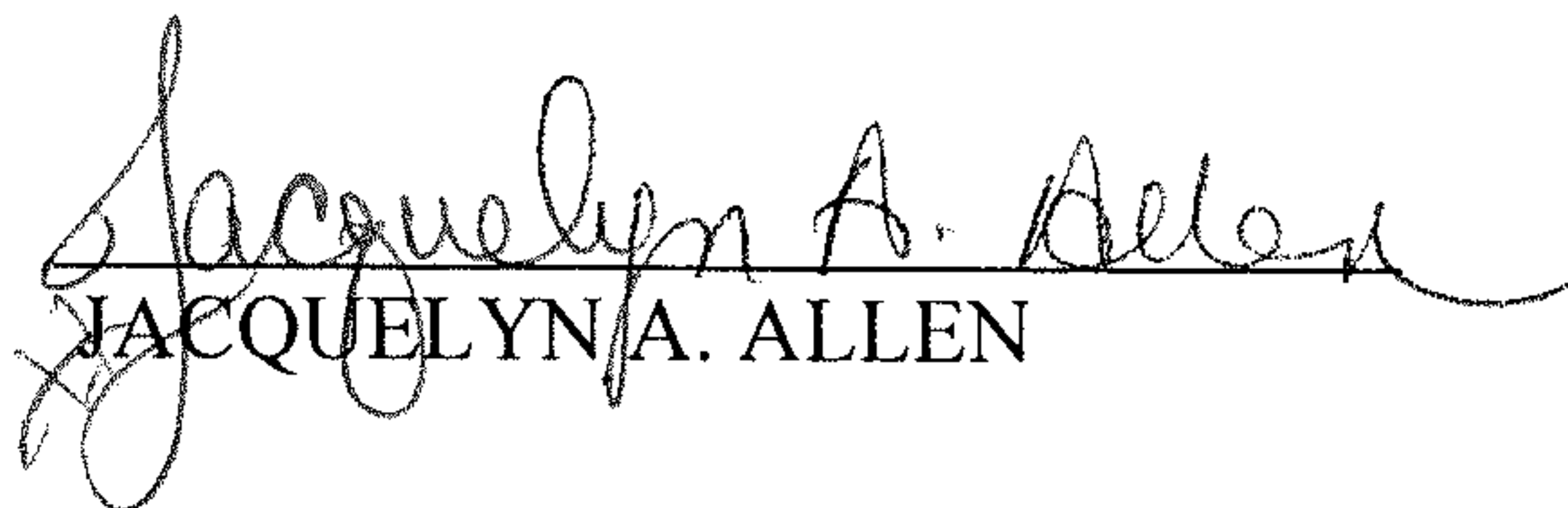
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Caldwell Crossings, Third Sector recorded in Map Book 33, page 154, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, whether or not appearing in the Public Records
4. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #20050317000121220.
5. Right-of-way to Shelby County recorded in Volume 233, page 700; Volume 216, page 29 and Volume 282, page 115.
6. Right-of-way to Alabama Power Company recorded in Real Volume 142, page 148.
7. Right-of-way to City of Hoover recorded in Instrument #2000-40742; Instrument #2000-40741 and Instrument #2000-25988.
8. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #2002/02381.
9. Release of damages recorded in Instrument #1997/23467; Instrument #1997/20511; Instrument #20051021000549650 and Instrument #20050824000436120.

10. Easement to Alabama Power Company as recorded in Instrument #20040204000057760.
11. Easement for ingress and egress as recorded in Instrument #1997/20513.

\$240,000.00 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.

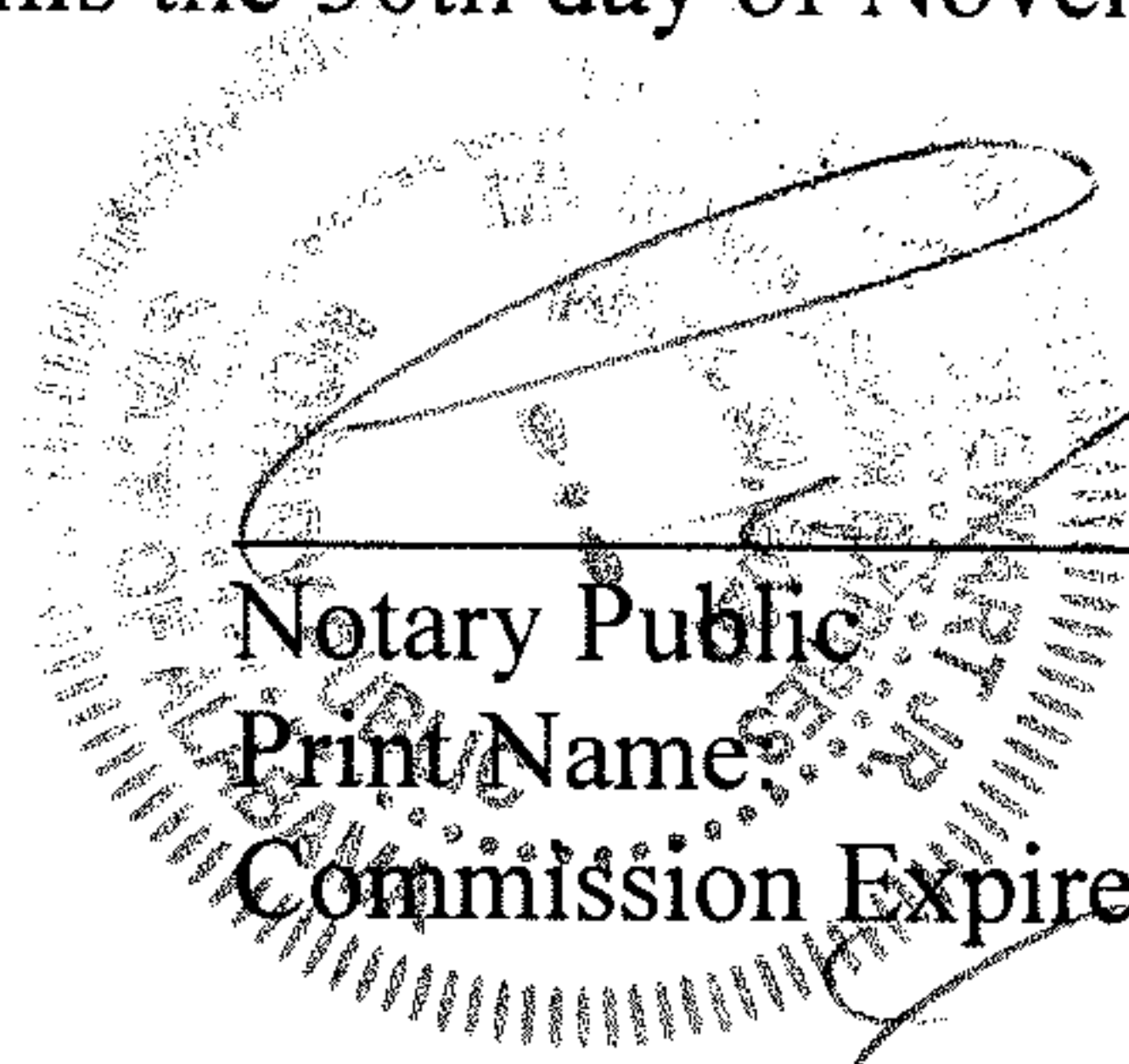
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2016.

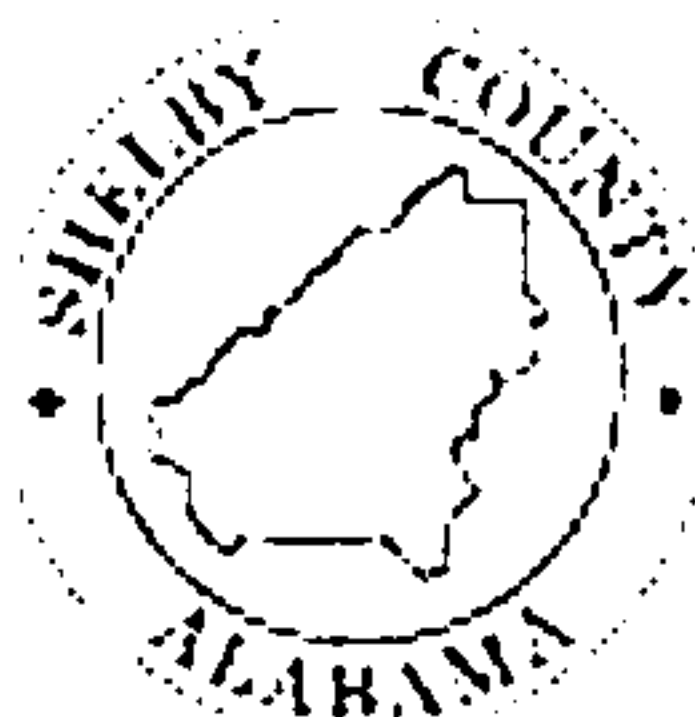

JACQUELYN A. ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACQUELYN A. ALLEN 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 30th day of November, 2016.


Notary Public
Print Name: _____
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:06:52 PM
\$78.00 CHERRY
20161201000439340

