

Send tax notice to:
CHANDESHA B. FORD
158 EAGLE COVE DRIVE
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

2016727

Shelby COUNTY

WARRANTY DEED

20161220000464530
12/20/2016 01:41:19 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Three Thousand Nine Hundred and 00/100 Dollars (\$153,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO BOX 612, HELENA, ALABAMA 35080** (hereinafter referred to as "Grantor") by CHANDESHA B. FORD and MARSHON D. FORD **whose property address is: 158 EAGLE COVE DRIVE, 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 7, OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 119 AND RE-FILED IN MAP BOOK 35, PAGE 121, IN THE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. EASEMENT TO BELLSOUTH, AS RECORDED IN INSTRUMENT 2005121200641690, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT RECORDED IN INSTRUMENT 20050817000424690 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20051031000563560, SHELBY VOLUME 225, PAGE 984, SHELBY VOLUME 242, PAGE 907, INSTRUMENT 20050804000396580 AND INSTRUMENT 200602100052450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO SHELBY COUNTY, AS RECORDED IN SHELBY VOLUME 231, PAGE 189 AND SHELBY VOLUME 231, PAGE 191, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA GAS CORPORATION, AS RECORDED IN SHELBY VOLUME 295, PAGE 431, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS WITH EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20050804000396570, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20050920000488820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 127, PAGE 375 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. DENIAL OF ACCESS TO I-65.

20161220000464530 12/20/2016 01:41:19 PM DEEDS 2/2
\$146,205.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by Billy Gossett, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of December, 2016.

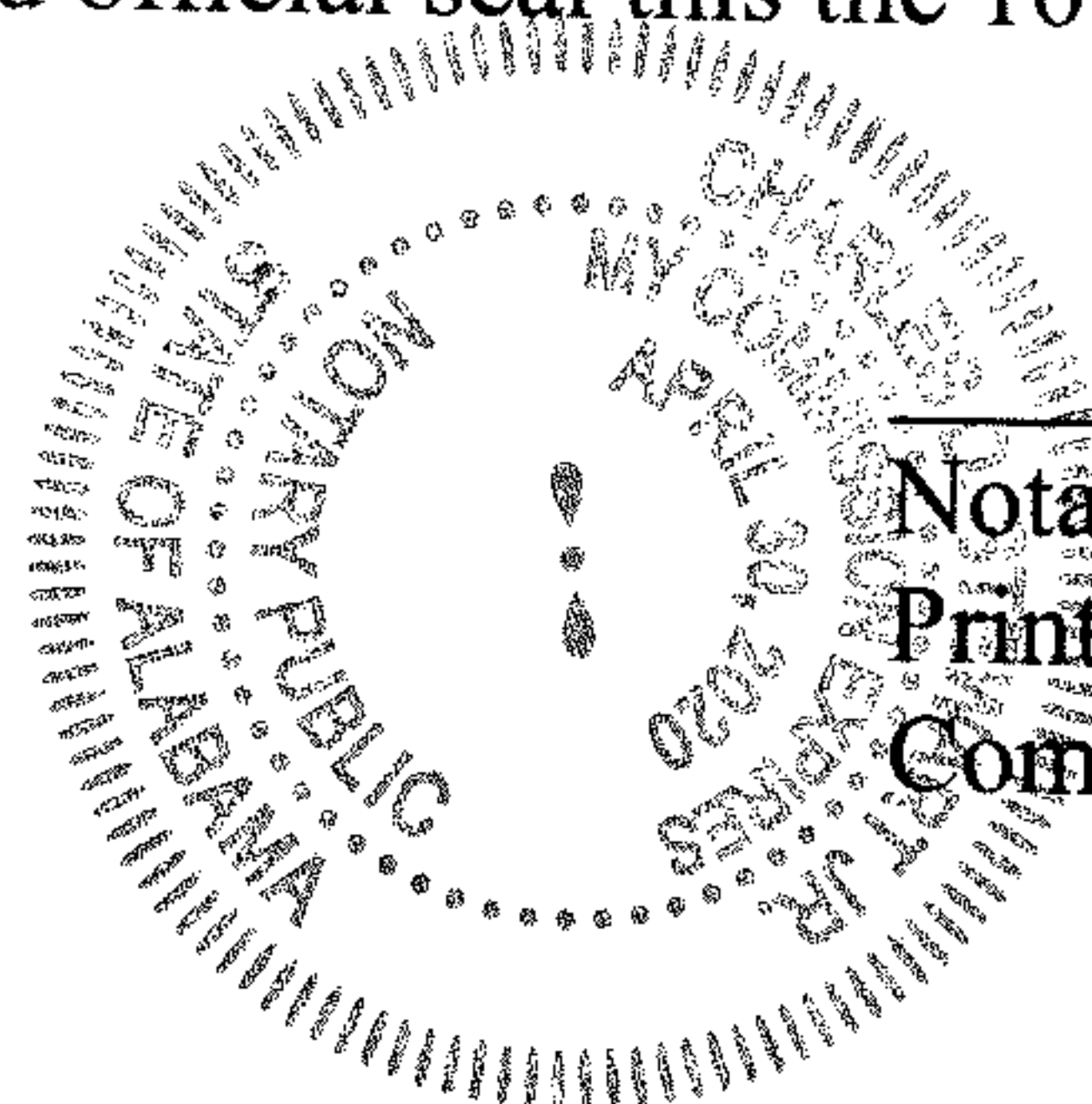
SIERRA BUILDING COMPANY, LLC

BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Gossett, whose name as Member of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company

Given under my hand and official seal this the 16th day of December, 2016.

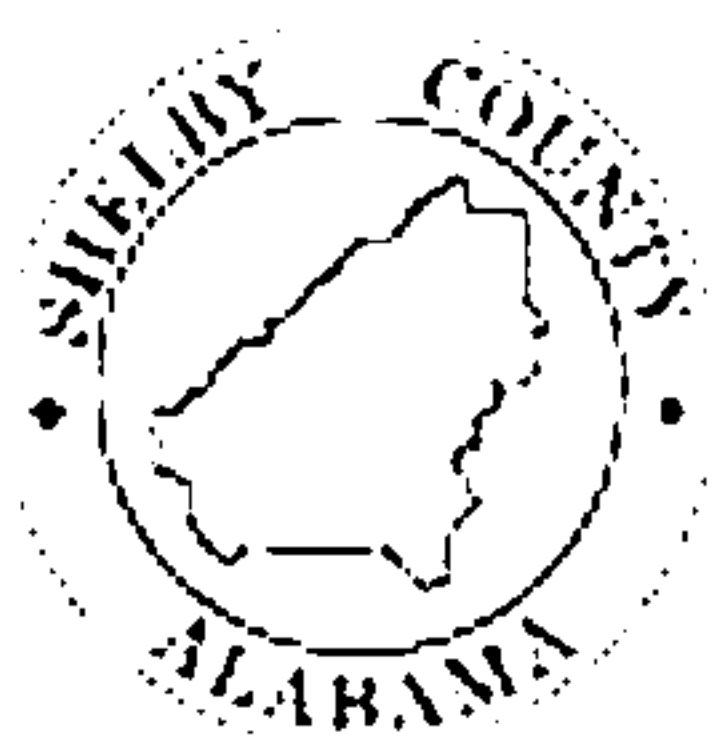


Notary Public

Print Name:

Commission Expires:

4-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 01:41:19 PM
\$26.00 CHERRY
20161220000464530

[Signature]