

Send tax notice to:
GLYNN W. HUTCHENS
150 BRANCH DRIVE
CHELSEA, AL 35043

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

2016757

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, AUDREY C. HUTCHENS and SHIRLEY L. HUTCHENS, HUSBAND AND WIFE **whose mailing address** is: 150 Branch Drive, Chelsea AL 35043 (hereinafter referred to as "Grantors") by GLYNN W. HUTCHENS and KATHY H. HUTCHENS **whose property address** is: 150 BRANCH DRIVE, CHELSEA, AL, 35043 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 50, according to the Survey of Brook Chase Estates Phase I, as recorded in Map Book 21, Page 49, 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. EASEMENTS AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1996-21729 AND AMENDED BY INSTRUMENT 1996-27816
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 1996-24488

\$172,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$43.00


20161229000472970 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
12/29/2016 12:30:55 PM FILED/CERT

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 December, 2016.

Audrey C. Hutchens
AUDREY C. HUTCHENS

Shirley L. Hutchens
SHIRLEY L. HUTCHENS


20161229000472970 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
12/29/2016 12:30:55 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AUDREY C. HUTCHENS and SHIRLEY L. HUTCHENS 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 December, 2016.



Deborah G. Leonard

Notary Public

Print Name:

Commission Expires: