

Send tax notice to:
Wilson Hunter Shepherd
2772 Berkeley Drive
Birmingham, 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

2017033

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Two Thousand Four Hundred and 00/100 Dollars (\$522,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, James Drayton Smith, III and Mallory S. Smith, Husband and Wife **whose mailing address** is: 3 Red Fox Run Shoal Creek AL 35242 (hereinafter referred to as "Grantors") by Wilson Hunter Shepherd and Sarah Elizabeth Shepherd **whose property address** is: 2772 Berkeley Drive, Birmingham, 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 9, Block 9, according to the survey of Amended Map of the First Addition to Woodford, as recorded in Map Book 10, Page 86, in the Office of the Judge of Probate 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, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights
3. Easements and building lines as shown on recorded map.
4. Covenants, conditions and restrictions as set forth in the document recorded in Volume 92 at page 175, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Co. in Volume 92 at page 190, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Co. in Real 106 at page 522, in the Probate Office of Shelby County, Alabama.

\$496,280.00 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.

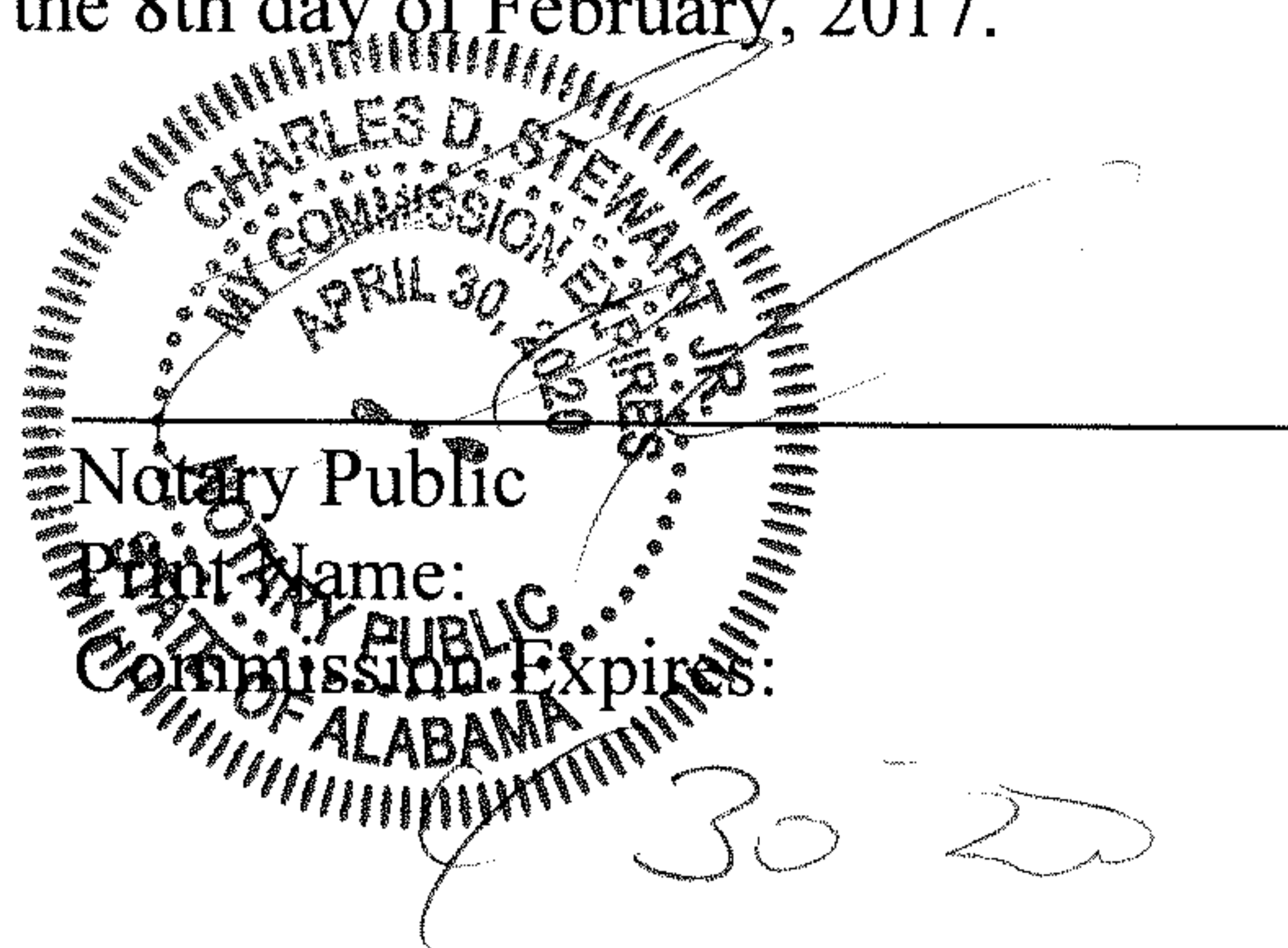
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 8th day of February, 2017.


James Drayton Smith, III

Mallory S. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Drayton Smith, III and Mallory S. Smith 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 8th day of February, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/10/2017 12:55:52 PM
\$44.50 CHERRY
20170210000051010

