

20170306000076930
03/06/2017 01:53:33 PM
DEEDS 1/2

Send tax notice to:
ROBERT R. WITHERS
105 CRESTMONT LANE
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
Shelby COUNTY

2017087

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SUSAN D. BLADOW, a married woman **whose mailing address** is: 2353 Bluff City, Rd, Somerville, AL 35670 (hereinafter referred to as "Grantors") by ROBERT R. WITHERS and CHARLOTTE M. WITHERS **whose property address** is: 105 Crestmont Lane, 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 44, according to a Resurvey of Crestmont, as recorded in Map Book 22, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016
2. Right of Way granted to Alabama Power Company by instrument (s) recorded in Deed Book 101, Page 414 and Deed Book 170, Page 264.
3. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company, as recorded in Ins. #1999-12019.
4. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
5. Restrictions appearing of record in Inst. #1996-41131 and Amended in Inst. #1997-15761.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Susan D. Bladow is one and the same as Susan M. Elliott, grantee in deed recorded in Instrument #20091130000438710, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or her spouse.

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 27 day of February, 2017.

Susan D. Bladow
SUSAN D. BLADOW

STATE OF Alabama
COUNTY OF Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN D. BLADOW 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 27th day of
February, 2017.

Marvel Stevenson
Notary Public
Print Name: Marvel Stevenson
Commission Expires:

My Commission Expires 06-19-2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2017 01:53:33 PM
\$188.00 CHERRY
20170306000076930

Ju. Fuhrmeister

