

Send tax notice to:
BRADY DENNEY TARR
536 ELVIRA ROAD
HELENA, AL 35080

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

2017112T

20170321000093830
03/21/2017 10:03:27 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand Three Hundred Sixty-Nine and 00/100 Dollars (\$415,369.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WALTER OWEN BRADLEY, JR. and VICTORIA R. MASEAR, HUSBAND AND WIFE **whose mailing address is:** 4826 Caldwell Mill Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by BRADY DENNEY TARR and RYAN RENEE TARR **whose property address is:** 536 ELVIRA ROAD, HELENA, AL, 35080 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 3-A, according to the map and survey of Hearthstone Estates, as recorded in Map Book 9, Page 169, in the Office of the Judge of Probate of Shelby County, Alabama.

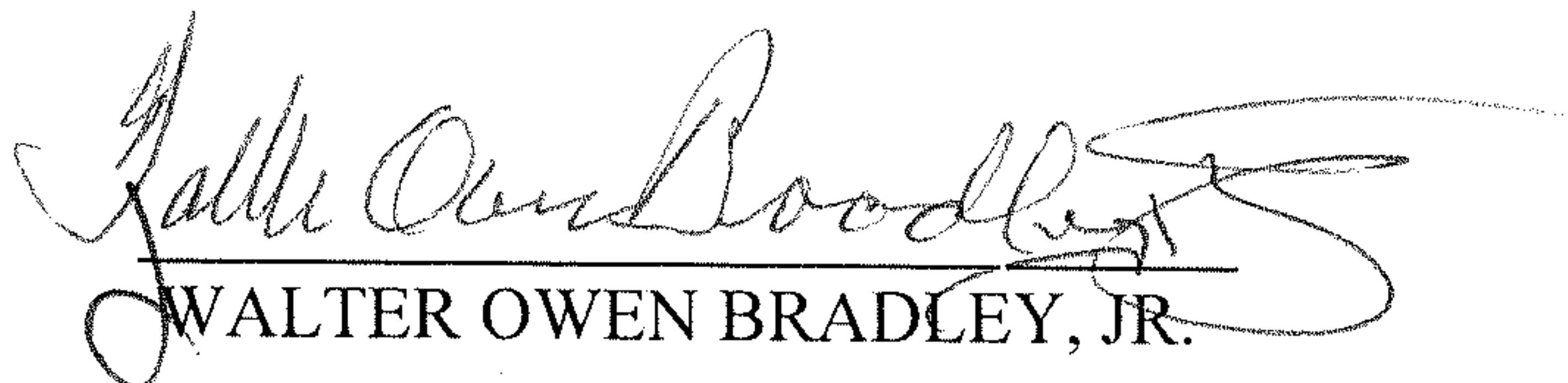
SUBJECT TO:

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. Easements, restrictions and covenants, set back and rights of way, if any, of record.
3. All matters as set forth as shown on the plat as recorded in Plat Book 9, Page 169 of the Probate Records of Shelby County, Alabama.
4. 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
5. Easement granted to Alabama Power Company by instrument recorded 11/23/1994, in Official Records Book 1994, Page 3438, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company by instrument recorded in Official Records Book 255, Page 791, of the Probate Records of Shelby County, Alabama

\$0.00 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 17th day of March, 2017.

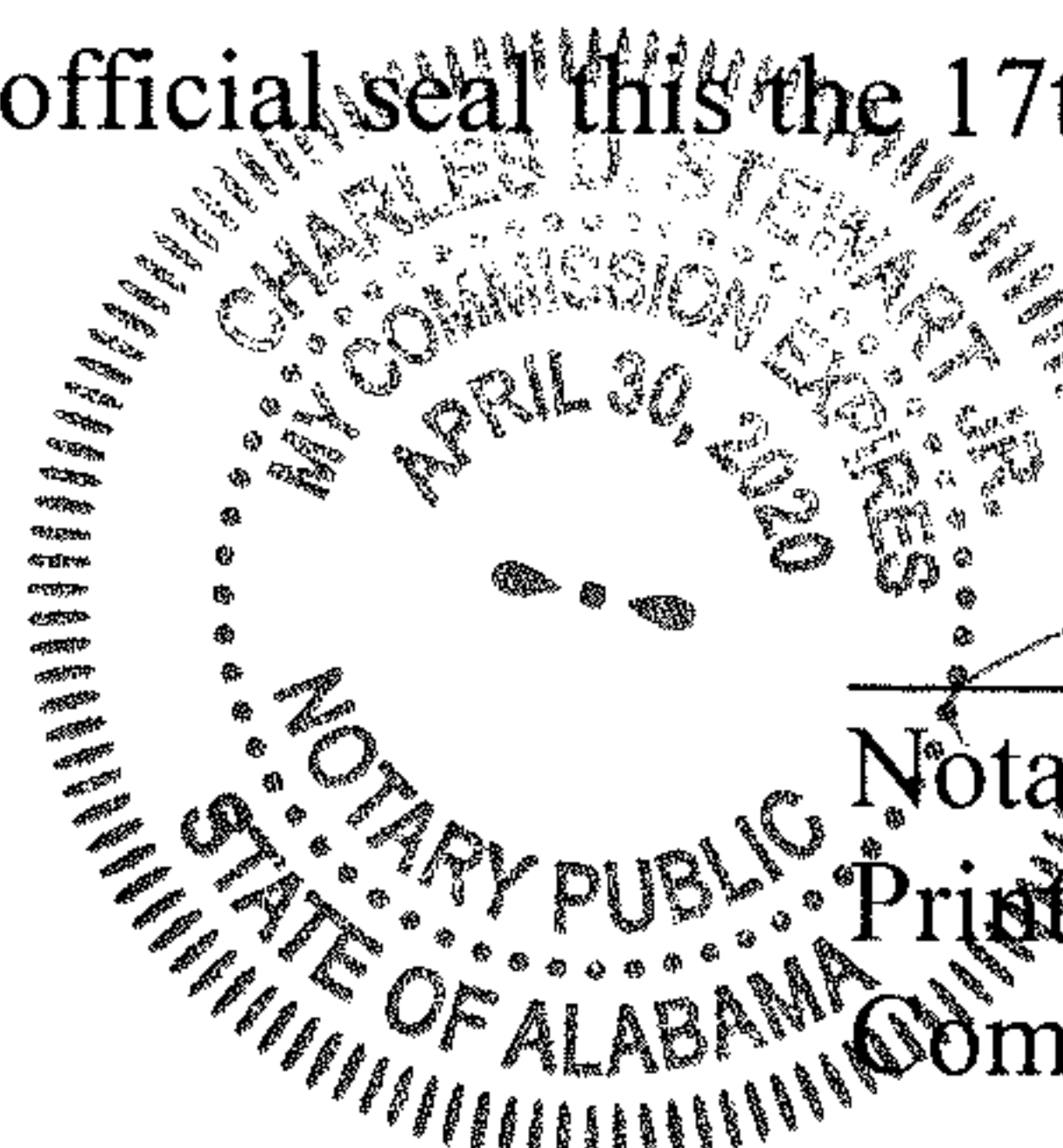
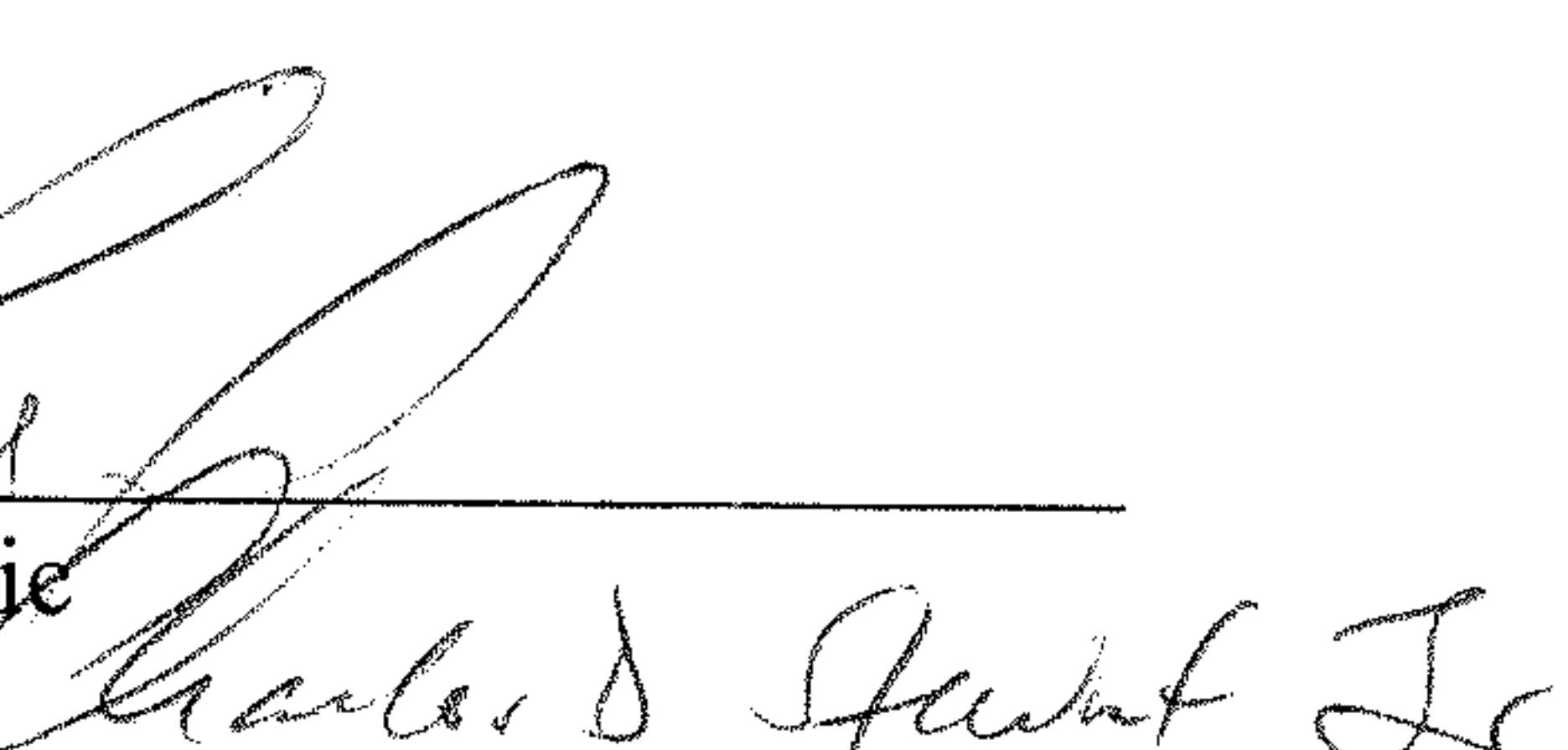

WALTER OWEN BRADLEY, JR.

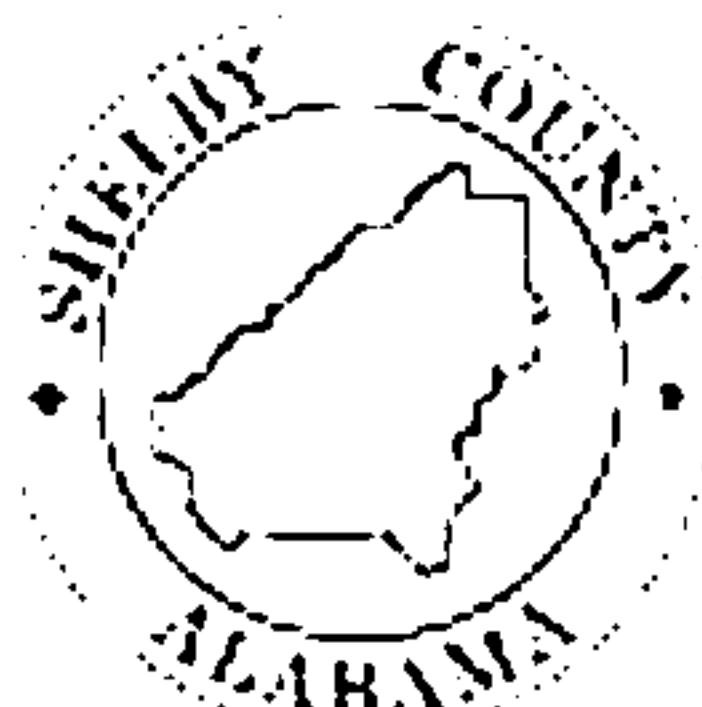

VICTORIA R. MASEAR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALTER OWEN BRADLEY, JR. and VICTORIA R. MASEAR 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 17th day of March, 2017.


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
03/21/2017 10:03:27 AM
\$433.50 CHERRY
20170321000093830

