

20170321000094820
03/21/2017 01:00:49 PM
DEEDS 1/2

Send tax notice to:
ROBERT SCOTT WEAVER
618 OLDE TOWNE WAY
ALABASTER, AL 35007

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

2017110T

CONSIDERATION AMOUNT
\$11,620.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other valuable considerations Dollars (\$1.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT SCOTT WEAVER AND MICHELLE WEAVER, HUSBAND AND WIFE **whose mailing address** is: 618 Olde Towne Way, Alabaster, AL, 35007 (hereinafter referred to as "Grantors") by ROBERT SCOTT WEAVER and MICHELLE WEAVER **whose property address** is: 618 Olde Towne Way, Alabaster, AL, 35007 (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 according to the Survey of Old Towne Forest as recorded in Map Book 9, Page 133, Shelby County, Alabama Records.

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 Map Book 9, Page 133 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. Transmission Line Permit granted to Alabama Power Company by instrument recorded in Official Records Book 131, Page 142, of the Probate Records of Shelby County, Alabama.
6. Transmission Line Permit granted to Alabama Power Company by instrument recorded in Official Records Book 134, Page 209, of the Probate Records of Shelby County, Alabama.
7. Right-of-way granted to Shelby County by instrument recorded in Official Records Book 271, Page 732, of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 57, Page 939.

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 16th day of March, 2017.

Robert Scott Weaver
ROBERT SCOTT WEAVER

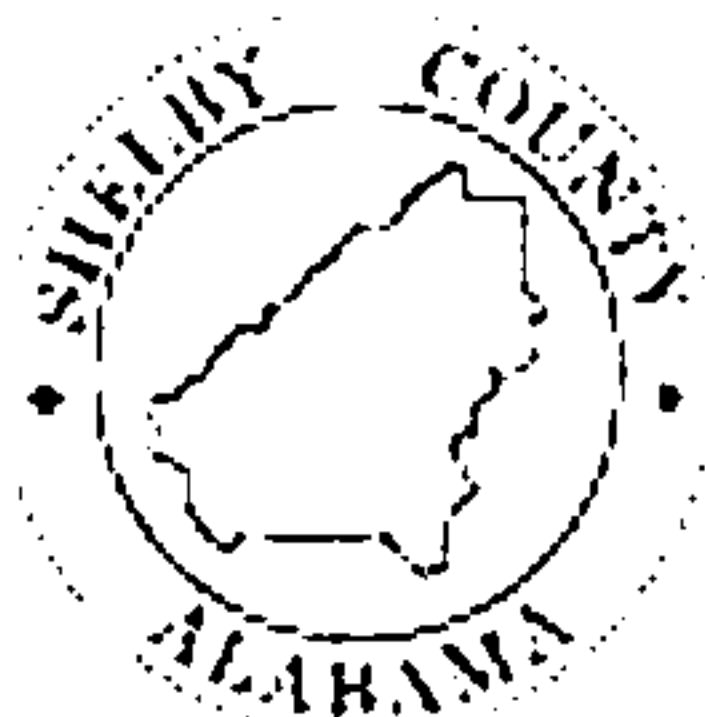
Michelle Weaver
MICHELLE WEAVER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT SCOTT WEAVER and MICHELLE WEAVER 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 16th day of March, 2017.

Charles D. Stewart, Jr.
Notary Public
Print Name
Commission Expires
APRIL 26 2018
CHARLES D. STEWART, JR.
NOTARY PUBLIC
ALABAMA



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2017 01:00:49 PM
\$30.00 CHERRY
20170321000094820

J. W. Fuhrmeister