

Send tax notice to:  
BOND & HARKINS PROPERTIES, LLC  
208 VINEYARD LANE  
BIRMINGHAM, ALABAMA 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

2017044

**20170321000095040**  
**03/21/2017 03:13:43 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES WALTER RIGGS and BRANDY T. RIGGS, HUSBAND AND WIFE **whose mailing address** is: 1005 Kington Rd Chelsea AL 35048 (hereinafter referred to as "Grantors") by BOND & HARKINS PROPERTIES, LLC **whose mailing address** is: 1052 Greystone Cove 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 99, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B 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. Easement(s), Restriction(s) as shown by recorded map.
3. Subdivision restrictions as shown on recorded plat in Map Book 29, Page 27, provide for Construction of Single Family Residences only.
4. Mineral and mining rights and rights incident thereto recorded in Instrument 1999-28267, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Volume 196, page 248, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of recorded in Instrument 2001-50211 and Instrument 2002-18725 as amended by Instrument 2002-29580 in the Probate Office of Shelby County, Alabama.
7. Sanitary Sewer Agreement as recorded in Instrument 20121102000422270 in the Probate Office of Shelby County, Alabama.

\$153,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 20th day of March, 2017.


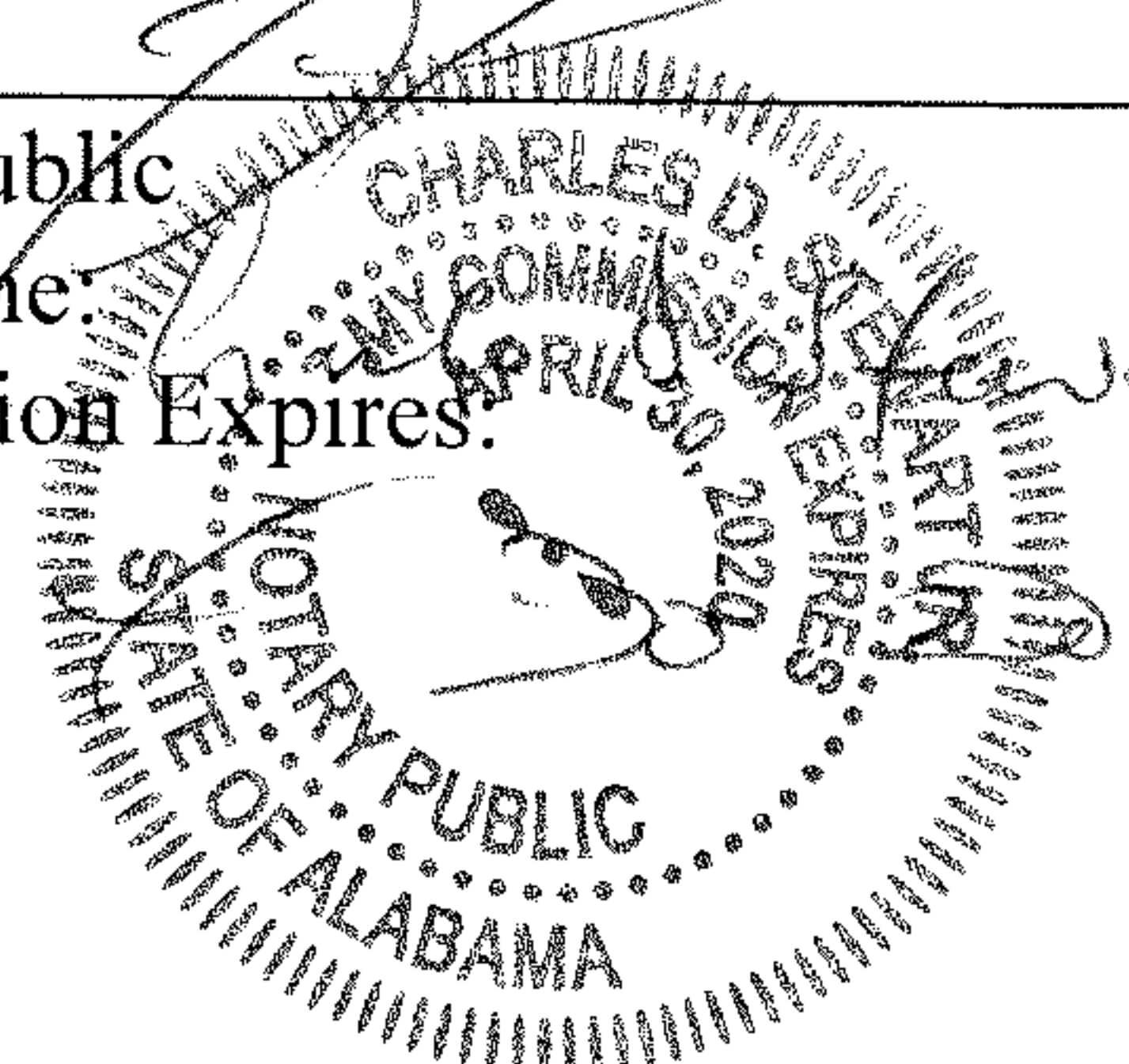
  
JAMES WALTER RIGGS

  
BRANDY T. RIGGS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES WALTER RIGGS and BRANDY T. RIGGS 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 20th day of March, 2017.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 30, 2020  




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/21/2017 03:13:43 PM  
\$69.50 CHERRY  
20170321000095040

