

Send tax notice to:
Annette Christensen and Brian Christensen
357 Park Ave.
Hoover, AL 35226
BHM1700237

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170404000114290
04/04/2017 03:08:31 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Lucky Scherer and Kim Scherer**, husband and wife, whose mailing address is 440 River Dr., Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **Annette Christensen and Brian Christensen**, whose mailing address is 2510 Hebb Road, Wilsonville, AL 35186, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the property address of which is **2510 Hebb Road, Wilsonville, AL 35186**, Alabama, to-wit:

Lot 2, according to the Map and Survey of Scherer Subdivision, as recorded in Map Book 42, Pages 32-A and 32-B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

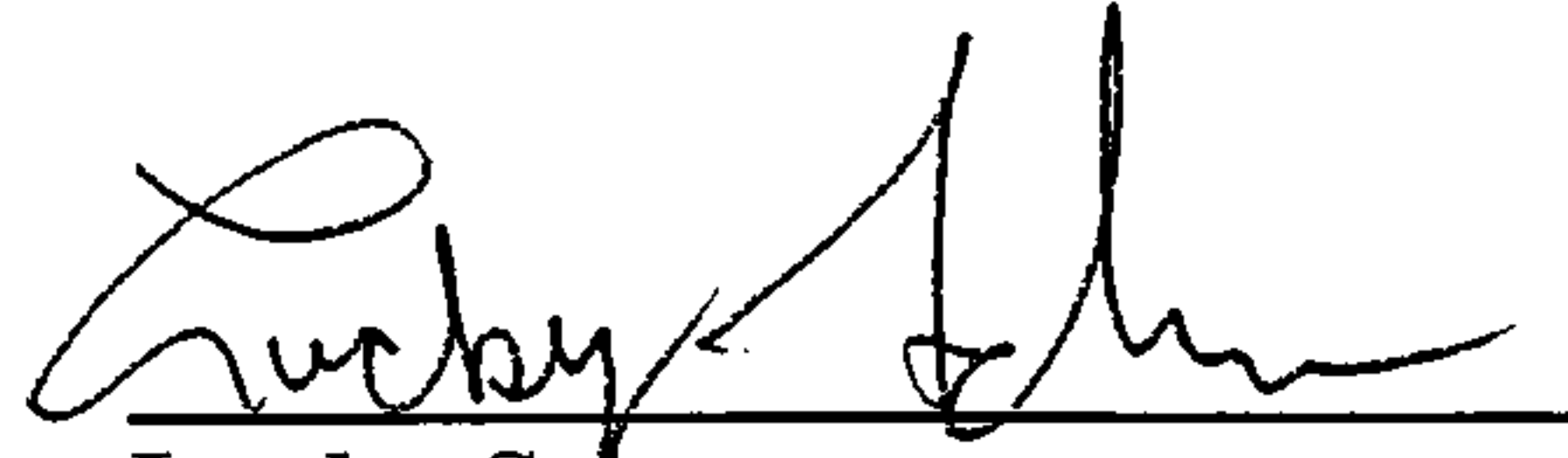
MINING AND MINERAL RIGHTS EXCEPTED.

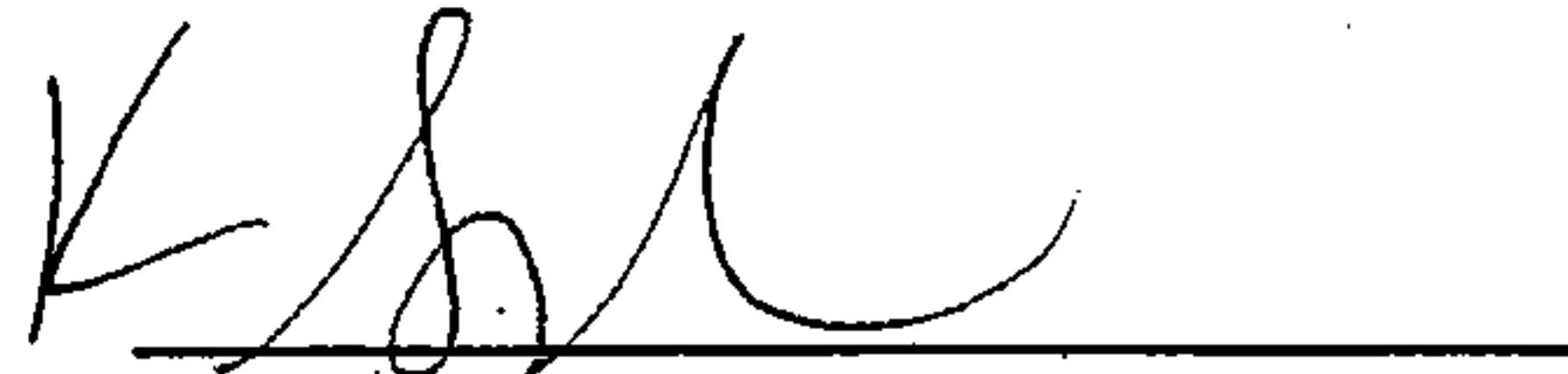
\$207,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Lucky Scherer and Kim Scherer have hereunto set their signatures and seals on March 31, 2017.


Lucky Scherer


Kim Scherer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lucky Scherer and Kim Scherer**, 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 on March 31, 2017.

(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 03:08:31 PM
\$41.00 CHERRY
20170404000114290

