

Send tax notice to:
ERIC JONES
2313 ALTADENA CREST DRIVE
HOOVER, AL 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

2017134

20170405000115090
04/05/2017 09:26:21 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MARY PATRICE MURPHY, a single individual, **whose mailing address** is: 105 Paradise Lake Rd Birmingham AL 35244 (hereinafter referred to as "Grantors") by ERIC JONES and ANNA MARIE JONES **whose property address** is: 2313 ALTADENA CREST DRIVE, HOOVER, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 56, ACCORDING TO THE MAP AND SURVEY OF 2ND SECTOR, ALTADENA WOODS, 2ND AND 5TH SECTORS, RECORDED IN MAP BOOK 10, PAGE 54 A&B 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Altadena Woods, 2nd and 5th Sector recorded in Map Book 10, pages 54 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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 and those rights reserved in Deed Book 4, Page 454; in Book 72, Page 346; and in Volume 138, Page 119.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 139, Page 571 and Real Record 114, Page 103.
5. Restrictive Covenants and Conditions as recorded in Real 98, Page 727.
6. Agreement with Alabama Power Company as recorded in Real 117, Page 611 and re-recorded in Real 140, Page 725.
7. Easement to Alabama Power Company as to underground cables recorded in Real Record 117, Page 614.
8. Release of damages as recorded in Real 101, page 182.

20170405000115090 04/05/2017 09:26:21 AM DEEDS 2/2
\$275,500.00 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.

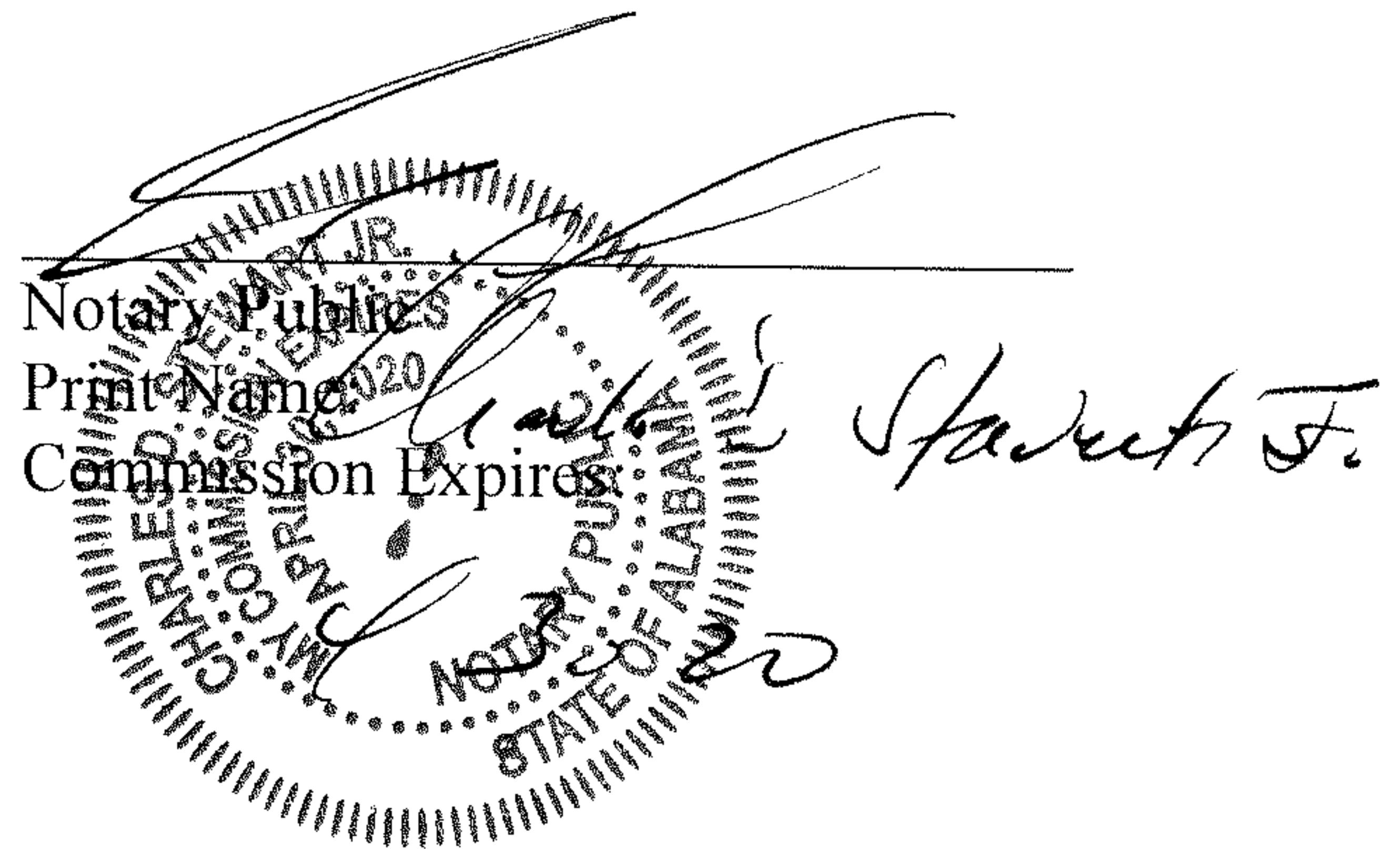
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 3rd day of April, 2017.


MARY PATRICE MURPHY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MARY PATRICE MURPHY 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 3rd day of April, 2017.


Notary Public's
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 09:26:21 AM
\$32.50 CHERRY
20170405000115090

