

Send tax notice to:
WILLIAM NORRIS ROBERTSON
253 STRATHAVEN LANE
PELHAM, AL 35124

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

2017101

WARRANTY DEED

**20170418000130440
04/18/2017 09:33:13 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Four Thousand and 00/100 Dollars (\$244,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLES E. HOWARD, III and KATHLEEN HOWARD, HUSBAND AND WIFE **whose mailing address is:** 178 Narrows Peak Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by WILLIAM NORRIS ROBERTSON **whose property address is:** 253 STRATHAVEN LANE, PELHAM, AL, 35124 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 1613, ACCORDING TO THE FINAL PLAT OF STRATHAVEN AT BALLANTRAE PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 128, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions appearing of recorded in Instrument 20061107000546580 in, the Probate Office of Shelby County, Alabama.
6. Easement recorded in Instrument 2005050200020929 in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 20061212000601700 in the Probate Office of Shelby County, Alabama.
8. Non-exclusive private road easement set forth in Instrument 1996-3974 in the Probate Office of Shelby County, Alabama.
9. Easement for ingress and egress recorded in Instrument 1999-47153 in the Probate Office of Shelby, Alabama.
10. Agreement as recorded in Instrument 2001-44895 in the Probate Office of Shelby County, Alabama.
11. Easement recorded in Instrument 1995-6002 in the Probate Office of Shelby County, Alabama.
12. Restrictions, Covenants, Conditions, Limitations, Reservations, Mineral and Mining Rights and Rights incident thereto and Release of Damages recorded in Instrument 20061212000603540, in the Probate Office of Shelby County, Alabama.
13. Covenant for Storm Water Run-Off Control, recorded in Instrument 20061212000603540 in the Probate Office of Shelby County, Alabama.

\$144,000.00 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 14th day of April, 2017.

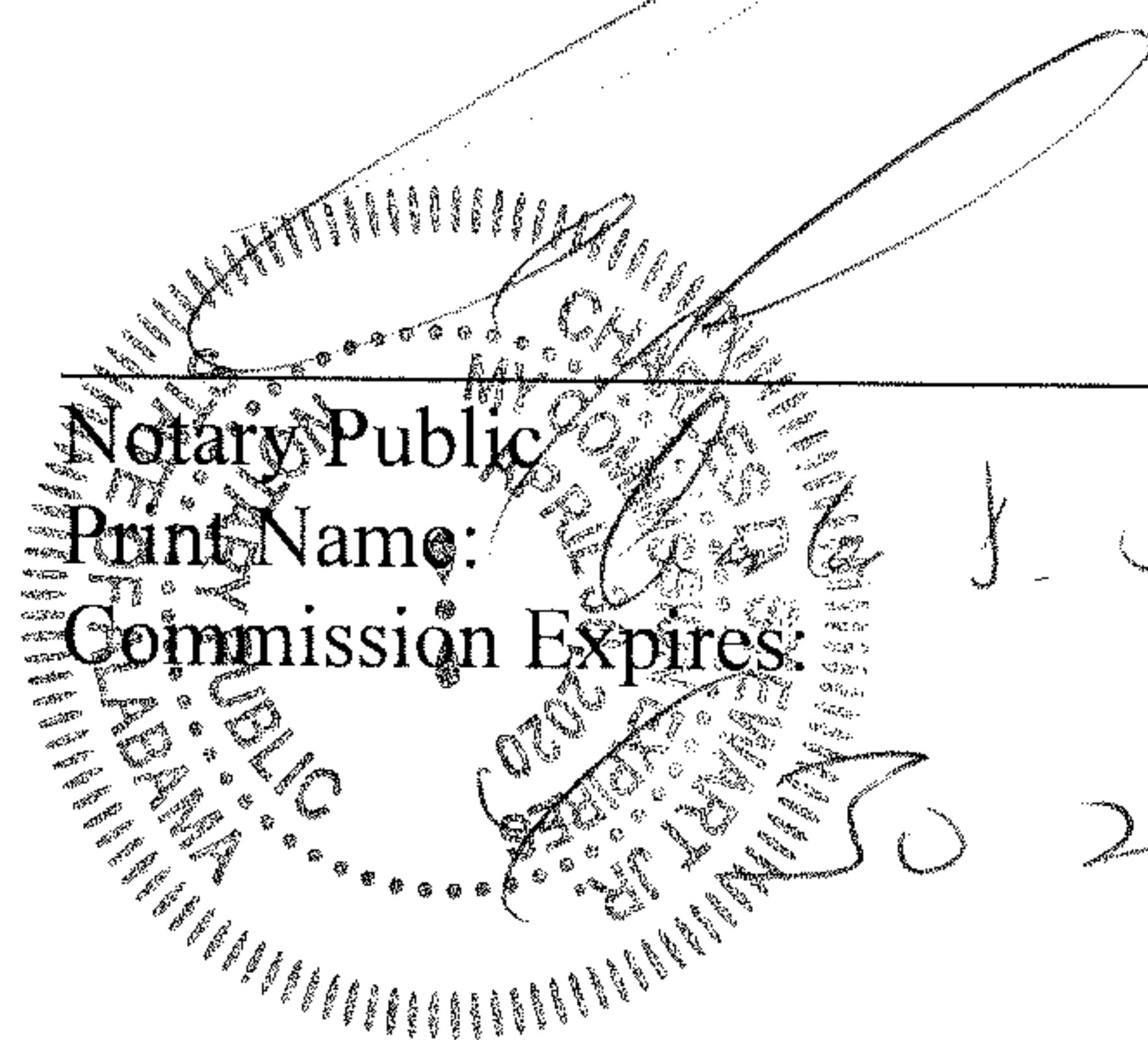

(CHARLES E. HOWARD, III


KATHLEEN HOWARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. HOWARD, III and KATHLEEN HOWARD 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 14th day of April, 2017.


Notary Public
Print Name: *James W. Fuhrmeister*
Commission Expires: *50 20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2017 09:33:13 AM
\$118.00 CHERRY
20170418000130440

