

Send tax notice to:
JORDAN W. ANDERSON
5230 POST HOUSE LANE
BIRMINGHAM, 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

2017166

20170419000132190
04/19/2017 10:08:38 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JONATHAN L. EVERS and LAUREN EVERS, HUSBAND AND WIFE **whose mailing address** is: 2023 E Vestavia Court Vestavia AL 35216 (hereinafter referred to as "Grantors") by JORDAN W. ANDERSON and NOELLE C. ANDERSON **whose property address** is: 5230 POST HOUSE LANE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of Meadow Brook 4th Sector, as recorded in Map Book 7, Page 67, 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. Easements, Building Lines and Restrictions as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 25, Page 299
4. Restrictions regarding Alabama Power Company recorded in Misc. Volume 27, Page 890
5. Agreement with Alabama Power Company recorded in Misc. Volume 27, Page 891
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 316, page 394 and Volume 316, Page 369
7. Mineral and Mining rights and rights incident thereto recorded in Volume 40, Page 265 and Volume 32, Page 306

\$220,000.00 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 17th day of April, 2017.


JONATHAN L. EVERS

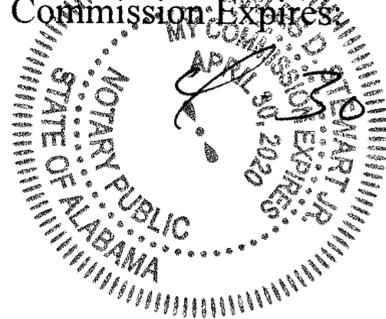

LAUREN EVERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN L. EVERS and LAUREN EVERS 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 17th day of April, 2017.


Notary Public
Print Name: Charles J Stewart, Jr.
Commission Expires:  20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 10:08:38 AM
\$78.00 CHERRY
20170419000132190

