

Send tax notice to:
JOHN REGIS HOLT
112 HIGHLAND RIDGE DRIVE
CHELSEA, AL 35043

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

2017188

20170501000149830
05/01/2017 02:33:16 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GARY CUSTIS and KAREN M. CUSTIS, HUSBAND AND WIFE **whose mailing address** is: 219 Race St. Kennel Square, PA 19348 (hereinafter referred to as "Grantors") by JOHN REGIS HOLT and GINA B. HOLT **whose property address** is: 112 HIGHLAND RIDGE DRIVE, CHELSEA, AL, 35043 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 6, according to the Map and Survey of Highland Ridge, recorded in Map Book 39, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

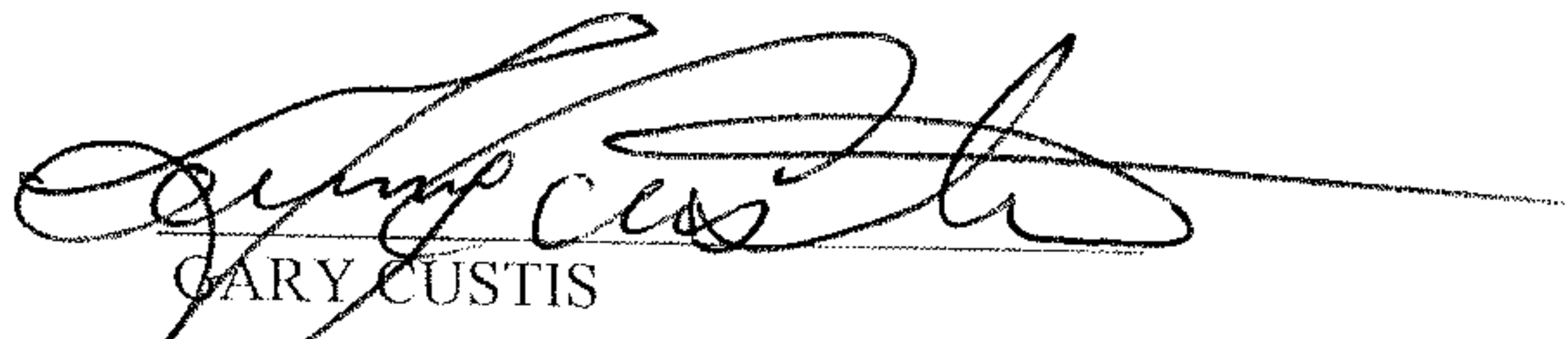
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Survey of Highland Ridge Subdivision recorded in Map Book 39, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Declaration of Restrictive Covenants recorded in Instrument #20070410000164510.
5. Declaration of Protective Covenants for Highland Ridge, recorded in Instrument #20070926000452090.
6. Annexation into the City of Chelsea recorded in Instrument #20070820000391790.
7. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision to Alabama Power Company recorded in Instrument #20071108000516430.
8. Easement to Distribution Facilities recorded in Instrument #2007110/8000516420.
9. Easement to Colonial Pipeline recorded in Deed Book 221, Page 442.

10. Easement to Plantation Pipeline recorded in Deed Book 252, Page 487 and in Deed Book 267, Page 690.

\$292,500.00 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 22 day of April, 2017.


GARY CUSTIS

KAREN M. CUSTIS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY CUSTIS and KAREN M. CUSTIS 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 22 day of April, 2017.


Notary Public
Print Name: Melissa Mauldin Ferguson
Commission Expires: June 25, 2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 02:33:16 PM
\$50.50 CHERRY
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