

Send tax notice to:
MARC BATSON
231 Shore Front Lane
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

2017154

20170501000150040
05/01/2017 03:28:02 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL T. JONES, JR. and MARGARET S. JONES, HUSBAND AND WIFE **whose mailing address** is: 881 Sun Valley Rd Chelsea AL 35043 (hereinafter referred to as "Grantors") by MARC BATSON and LISA TERRY BATSON **whose property address** is: 231 Shore Front Lane, 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 302 AB, ACCORING TO THE LAKEWOOD PHASE 3 COMMON AREA RESURVEY, AS RECORDED IN MAP BOOK 46, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

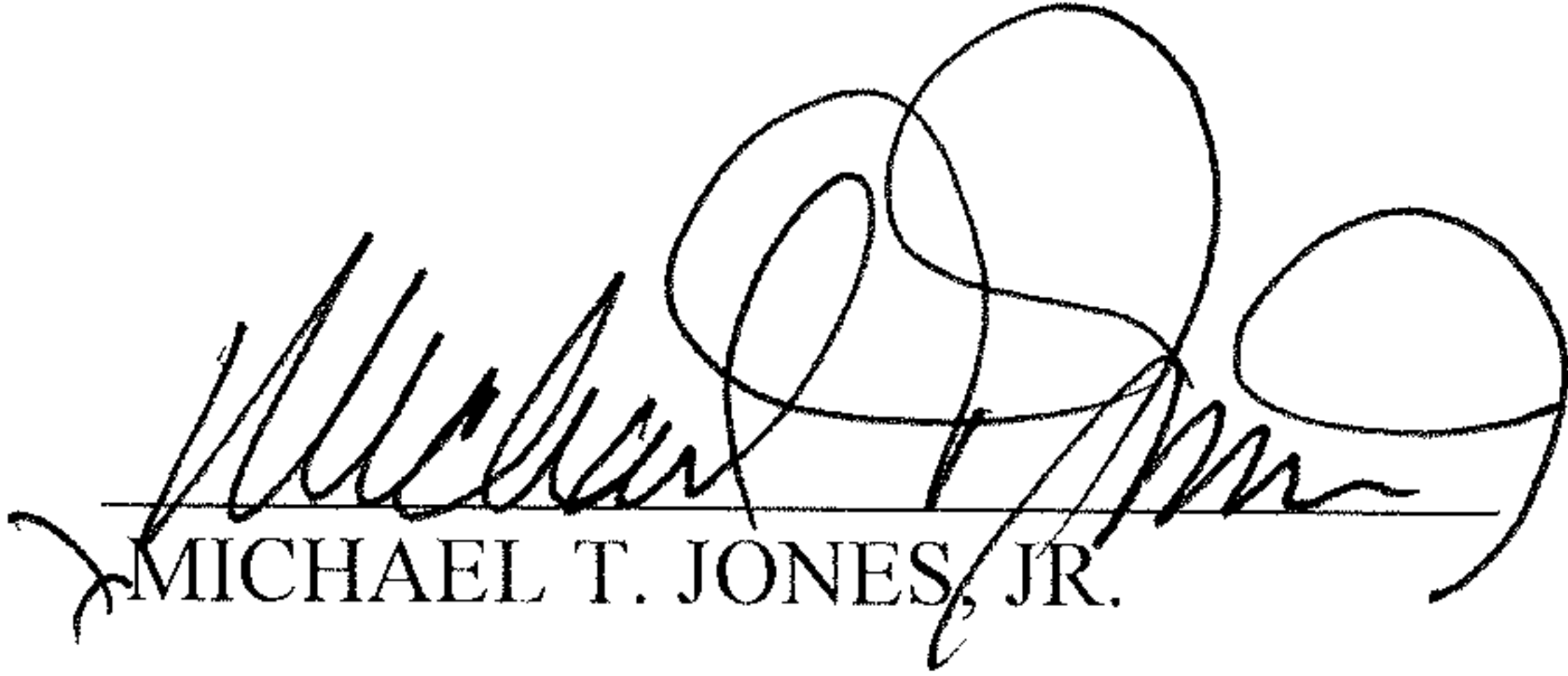
SUBJECT TO:

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, restrictions and setback lines as shown on recorded map(s).
3. Restrictions and covenants appearing of record in Inst. # 20040128000047140; Inst. # 20040420000204930, and Inst. # 20061025000527620, and including By-Laws thereto.
4. Articles of Incorporation of Lakewood Residential Association, Inc. as recorded in Inst. # 20110530111158560.
5. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company as recorded in Inst. # 20060201000052680 and Inst. # 20050801000383460.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Inst. # 1997-9552 and Inst. # 2000-4450.
7. Rights, Reservations and Agreements as set out in Inst. # 1997-9552.
8. Reservations and Rights set out in Inst. # 2000-4450 and Inst. # 2001-27341.
9. Release of damages as set out in Inst. # 2000-4450 and Inst. # 2001-27341.
10. Riparian and other rights created by the fact that the Land fronts on lake.
11. Covenants for storm water run off control as recorded in Inst. # 20060310000114700. (Lot 302)

\$405,000.00 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.

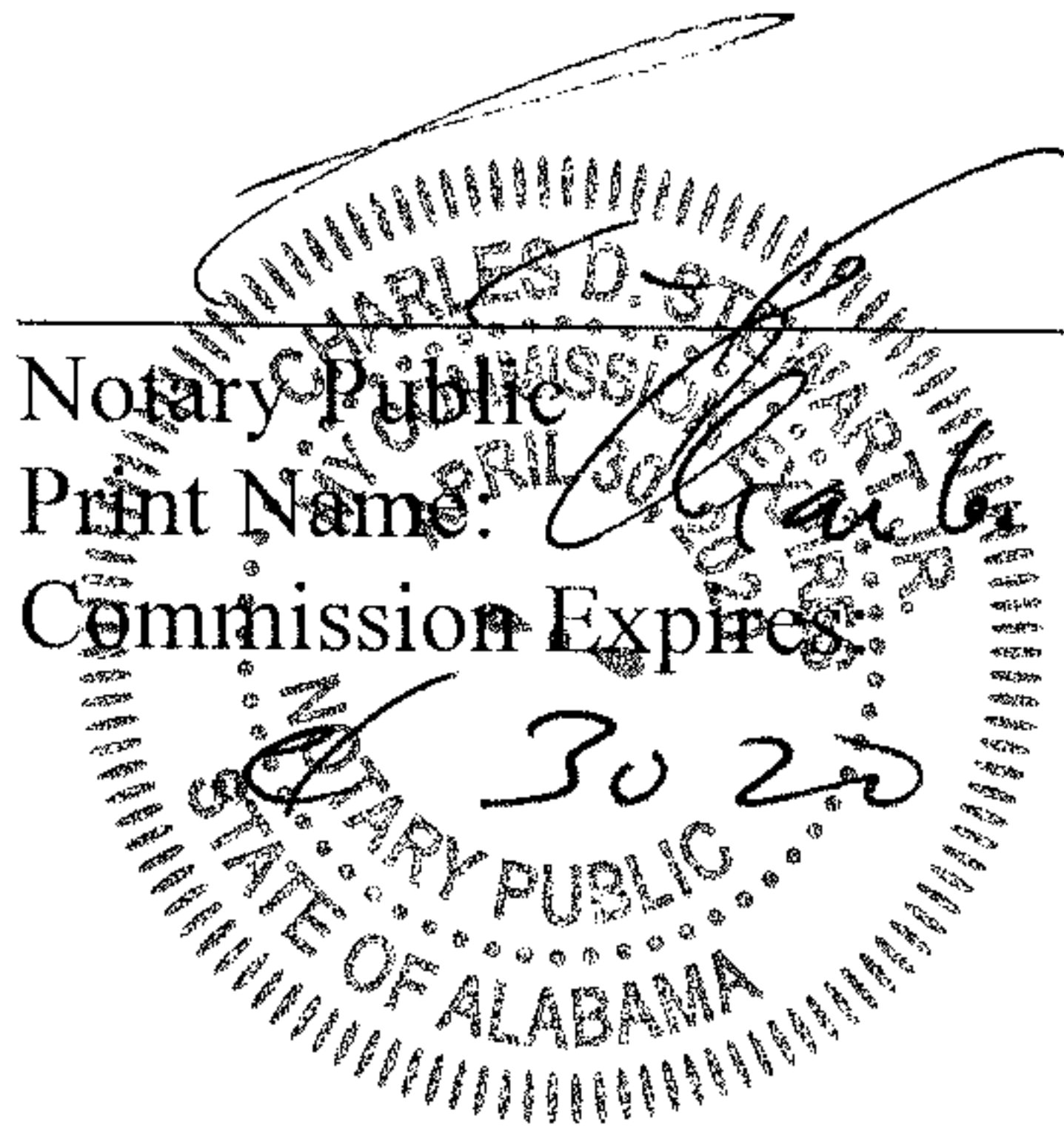

MICHAEL T. JONES, JR.

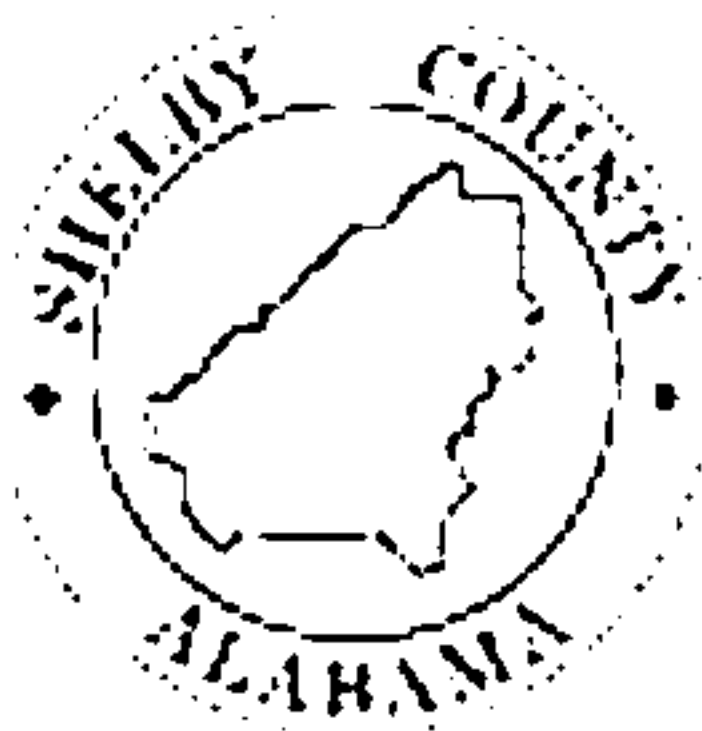

MARGARET S. JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL T. JONES, JR. and MARGARET S. JONES 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 D. Stewart
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 03:28:02 PM
\$63.00 CHERRY
20170501000150040

