

Send tax notice to:
MARGUERITE FONDREN
207 DUNROBIN COVE
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

2017149

WARRANTY DEED

20170501000150130
05/01/2017 03:43:15 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KYLE D. URECH and MARIA K. URECH, HUSBAND AND WIFE **whose mailing address** is: 4112 Milnes Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by MARGUERITE FONDREN and KENNETH FONDREN **whose property address** is: 207 DUNROBIN COVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1904, according to the Survey of Dunrobin at Ballantrae, Phase 1, as recorded in Map Book 42, Page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

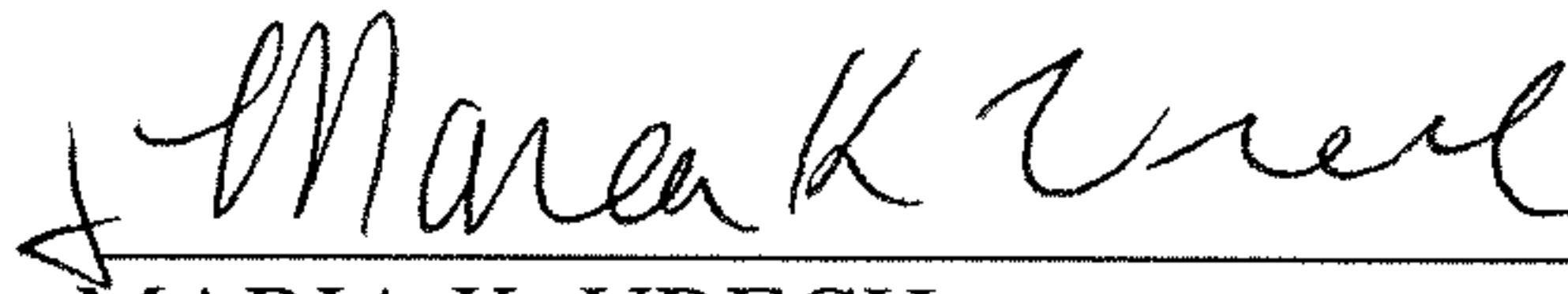
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Declaration of Protective Covenants for Dunrobin, Phase I, as recorded in Instrument No. 20110301000066780.
4. Easements, Restrictions, Setback lines, rights of way, limitations, mineral and mining rights, if any of record.
5. Covenants for Storm Water Run-off Control as recorded in Instrument #20110317000086720

\$198,750.00 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 26th day of April, 2017.


KYLE D. URECH


MARIA K. URECH

STATE OF ALABAMA
COUNTY OF SHELBY

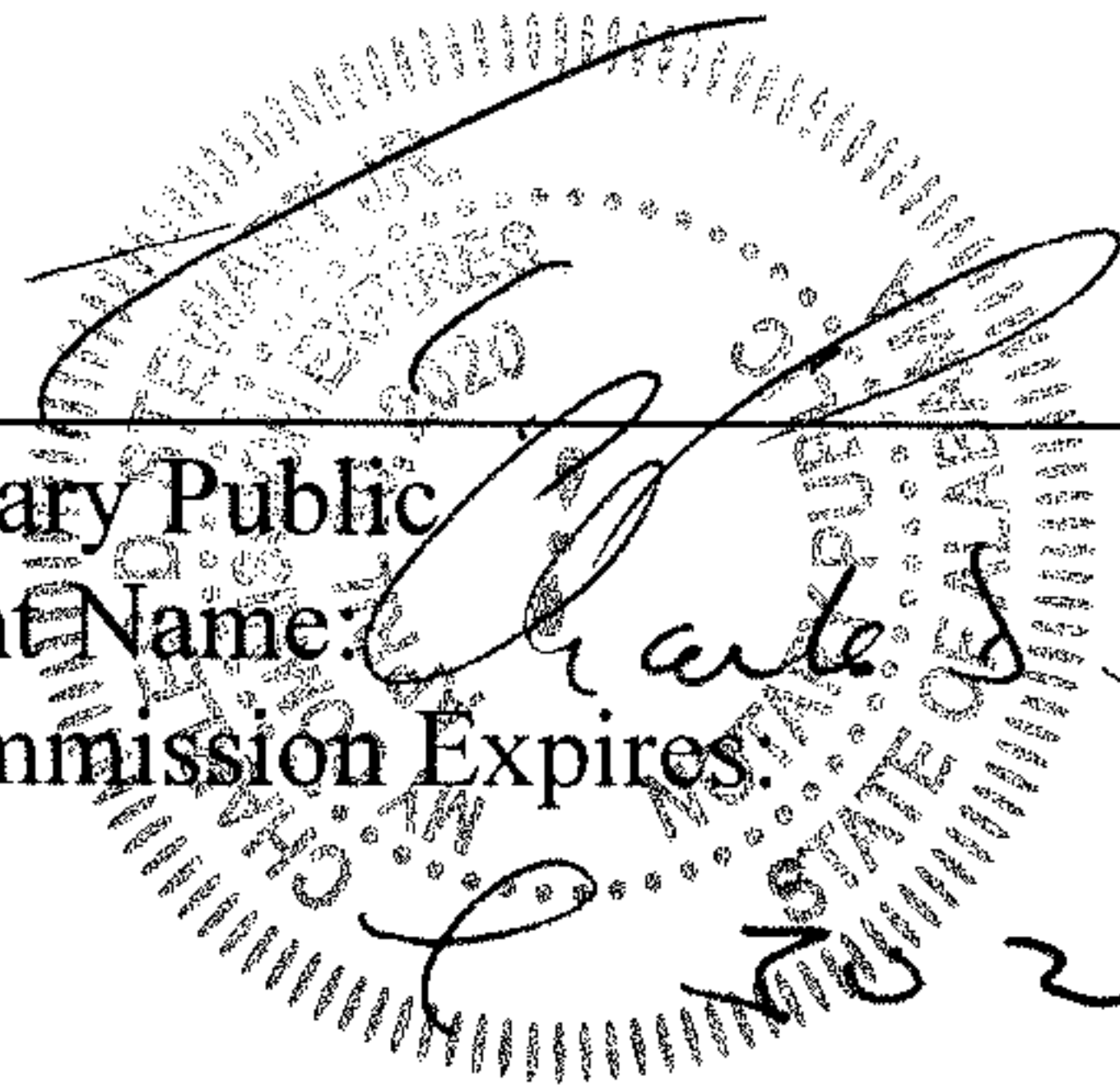
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KYLE D. URECH and MARIA K. URECH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2017.

Notary Public

Print Name:

Commission Expires:


Charles Stewart
2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2017 03:43:15 PM
\$84.50 CHERRY
20170501000150130

