

Send tax notice to:
RON G. CARRAWAY
1511 INVERNESS COVE LANE
HOOVER, 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

2017219

WARRANTY DEED

**20170504000155300
05/04/2017 12:47:47 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LINDSAY L. CHANDLER, A MARRIED WOMAN whose mailing address

is: 286 Wilson Rd Fitzpatrick AL 35029 (hereinafter referred to as "Grantors") by RON G. CARRAWAY whose property address is: 1511 INVERNESS COVE LANE, HOOVER, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 123A, according to the Final Plat of Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, a recorded in Map Book 36, Page 110, in the Office of the Judge of Probate Shelby County, Alabama.

Lindsay L. Chandler and Lindsay L. Alexander are one in the same person.

This property was not the homestead of the grantor or her spouse.

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. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, on, or under subject property.
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on Final plat of Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110.
4. Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819; Instrument No. 1994-34517 and Instrument No. 20051031000563550
5. Easement to the City of Hoover recorded in Real 365, Page 871 and Instrument No. 1998-24499.
6. Right of Way to Alabama Power Company recorded in Deed Book 306, Page 10; Real 84, Page 298; Real 127, Page 54; Real 331, Page 27.
7. Covenants, Conditions and Restrictions recorded as Instrument No. 20050113000020870; Instrument No. 200510060005221560 and Instrument No. 20060130000047870
8. Resolutions recorded as Instrument No. 20070820000390150 and Instrument No. 20090324000107500.

\$ 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 2nd day of May, 2017.

Lindsay L. Chandler
LINDSAY L. CHANDLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDSAY L. CHANDLER 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 2nd day of May, 2017.

CHARLES D. STEWART, JR.
My Commission Expires: APRIL 30, 2020
NOTARY PUBLIC
STATE OF ALABAMA
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2017 12:47:47 PM
\$213.00 CHERRY
20170504000155300

James W. Fuhrmeister