


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
PRESTON FUSSELL and wife, JANE FUSSELL  
953 LAKE CIRCLE  
HOOVER, ALABAMA 35244

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF SHELBY

  
20170508000158530 1/3 \$361.00  
Shelby Cnty Judge of Probate: AL  
05/08/2017 12:02:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, GARY ADERHOLD and wife, EVELYN ADERHOLD, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto PRESTON FUSSELL and wife, JANE FUSSELL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 32, according to the Survey of South Lake Cove, a Residential Subdivision, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Restrictions, covenants and conditions as set out in Real 160, Page 495, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Terms and Conditions as set out in Articles of Incorporation of SOUTHLAKE Residential Association, Inc. as recorded in Book 34, Page 530, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
5. Transmission Line permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Real 230, Page 795, in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 290, Page 996 and Real 215, Page 504 and covenants pertaining thereto recorded in Real 215, Page 521, in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140 in Probate Office.
8. Rights of riparian owners in and to the use of Rutherford Lake.
9. Restriction as to land use recorded in Real 160, Page 492, in the Probate Office.



The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above;

that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4TH day of MAY, 2017.

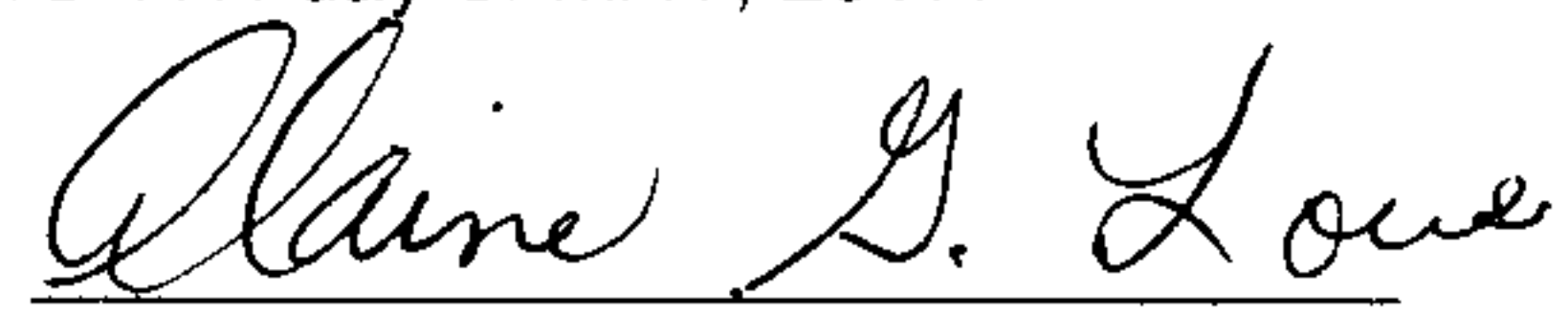
  
GARY ADERHOLD  
  
EVELYN ADERHOLD


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that GARY ADERHOLD and wife, EVELYN ADERHOLD, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4TH day of MAY, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 10/31/2019

  
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Grantor's Name:  
GARY ADERHOLD and wife, EVELYN ADERHOLD  
Mailing Address:  
953 LAKE CIRCLE  
HOOVER, ALABAMA 35244

Property Address:  
953 Lake Circle  
Birmingham, AL 35244

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

Grantee's name:  
PRESTON FUSSELL and wife, JANE FUSSELL  
Mailing Address:  
953 LAKE CIRCLE  
HOOVER, ALABAMA 35244

Date of Sale: MAY 4TH, 2017  
Total Purchase Price: \$340,000.00  
or  
Actual Value  
or  
Assessor's Market Value

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_



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