

Send tax notice to:  
CRAIG S. SCREWS  
LOT 9B FOUR WING LAKE ESTATES  
ALABASTER, AL 35007

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

2017217T

**20170509000161300**  
**05/09/2017 01:56:04 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Five Thousand and 00/100 Dollars (\$85,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ROBERT G. MAYERS, A MARRIED MAN whose mailing address** is: 500 Four Wings Lake Drive Alabaster AL 35007 (hereinafter referred to as "Grantors") by CRAIG S. SCREWS and ANGELA V. SCREWS **whose property address is: LOT 9B FOUR WING LAKE ESTATES, ALABASTER, AL, 35007** 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 9B, according to a Resurvey of Tract 9 Four Wing Lake Estates, as recorded in Map Book 45, Page 31, in the Probate Office of Shelby County, Alabama.**

**This was not the homestead of the grantor or his 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. Easements, restrictions and covenants, set back and rights of way, if any, of record.
3. All matters as set forth as shown on the plat as recorded in Plat Book 45, Page 31 of the Probate Records of Shelby County, Alabama.
4. 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, whether or not appearing in the Public Records
5. Riparian Rights-FourWing Lakes.
6. Easement recorded in Official Records Book 255, Page 47, of the Probate Records of Shelby County, Alabama.
7. Easement recorded in Official Records Book 255, Page 747, of the Probate Records of Shelby County, Alabama.
8. Easement recorded in Official Records Book 269, Page 674, of the Probate Records of Shelby County, Alabama.
9. Easement recorded in Official Records Book 87, Page 290, of the Probate Records of Shelby County, Alabama.
10. Mineral and Mining recorded in Official Records Book 87, Page 290, of the Probate Records of Shelby County, Alabama.
11. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Book 229, Page 842

**\$0.00 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.

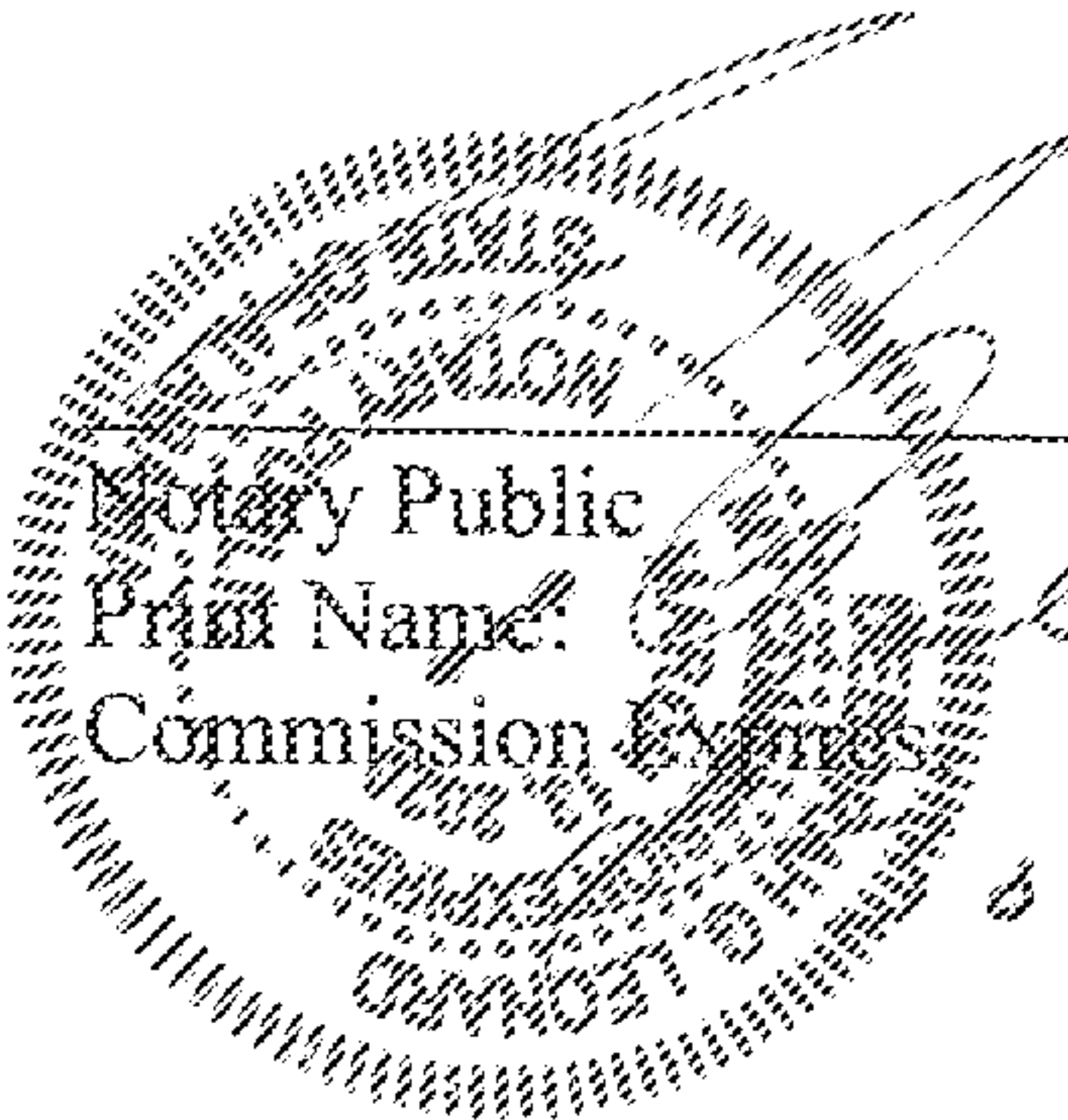
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of May, 2017.

  
ROBERT G. MAYERS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT G. MAYERS 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 5th day of May, 2017.

  
Notary Public  
Print Name: James W. Fuhrmeister  
Commission Expires: 05/09/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/09/2017 01:56:04 PM  
\$103.00 CHERRY  
20170509000161300

