

20170517000170720
05/17/2017 11:00:08 AM
DEEDS 1/2

Send tax notice to:
DUANE DOWNER
201 PIN OAK DRIVE
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

2017239

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand Nine Hundred and 00/100 Dollars (\$310,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PHILLIP BROWN and MEREDITH BROWN, HUSBAND AND WIFE **whose mailing address** is: 148 Highland Ridge Dr, Chelsea AL 35043 (hereinafter referred to as "Grantors") by DUANE DOWNER and CYNTHIA DOWNER **whose property address** is: 201 PIN OAK DRIVE, 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 208, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 93, A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

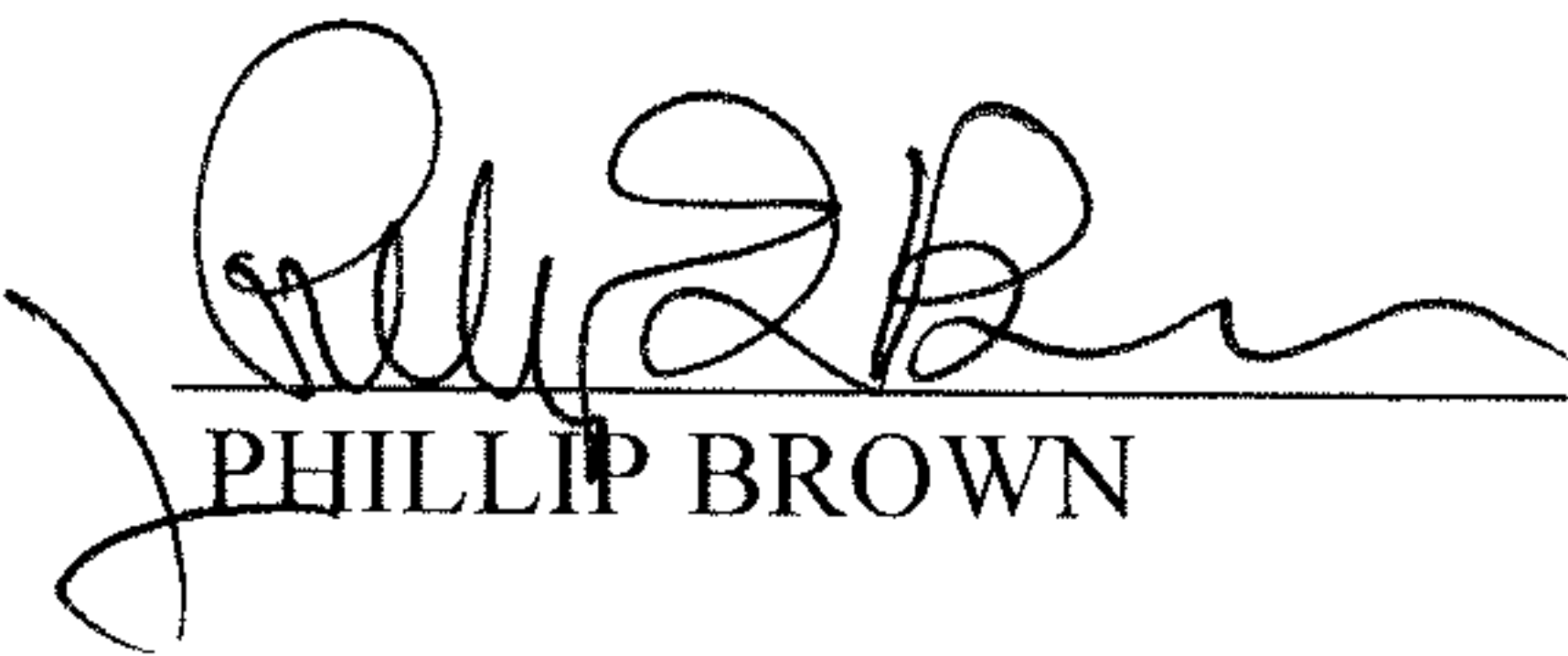
SUBJECT TO:

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 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 Deed Book 311, Page 964; Book 206, Pages 341 and 344; Deed Book 346, Pages 4 and 6; Deed Book 330, Page 621 and Instrument # 1992-30223.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 142, Page 246; Deed Book 306, Page 398 and Deed Book 102, Page 143.
4. Declaration of Protective Covenants in Instrument # 1996-28631 and as shown on recorded map.
5. Reservation and conditions as set out in Deed Book 311, Page 964 and Deed Book 294, Page 477.
6. Easements and building line as shown on recorded map.

\$295,355.00 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 15th day of May, 2017.

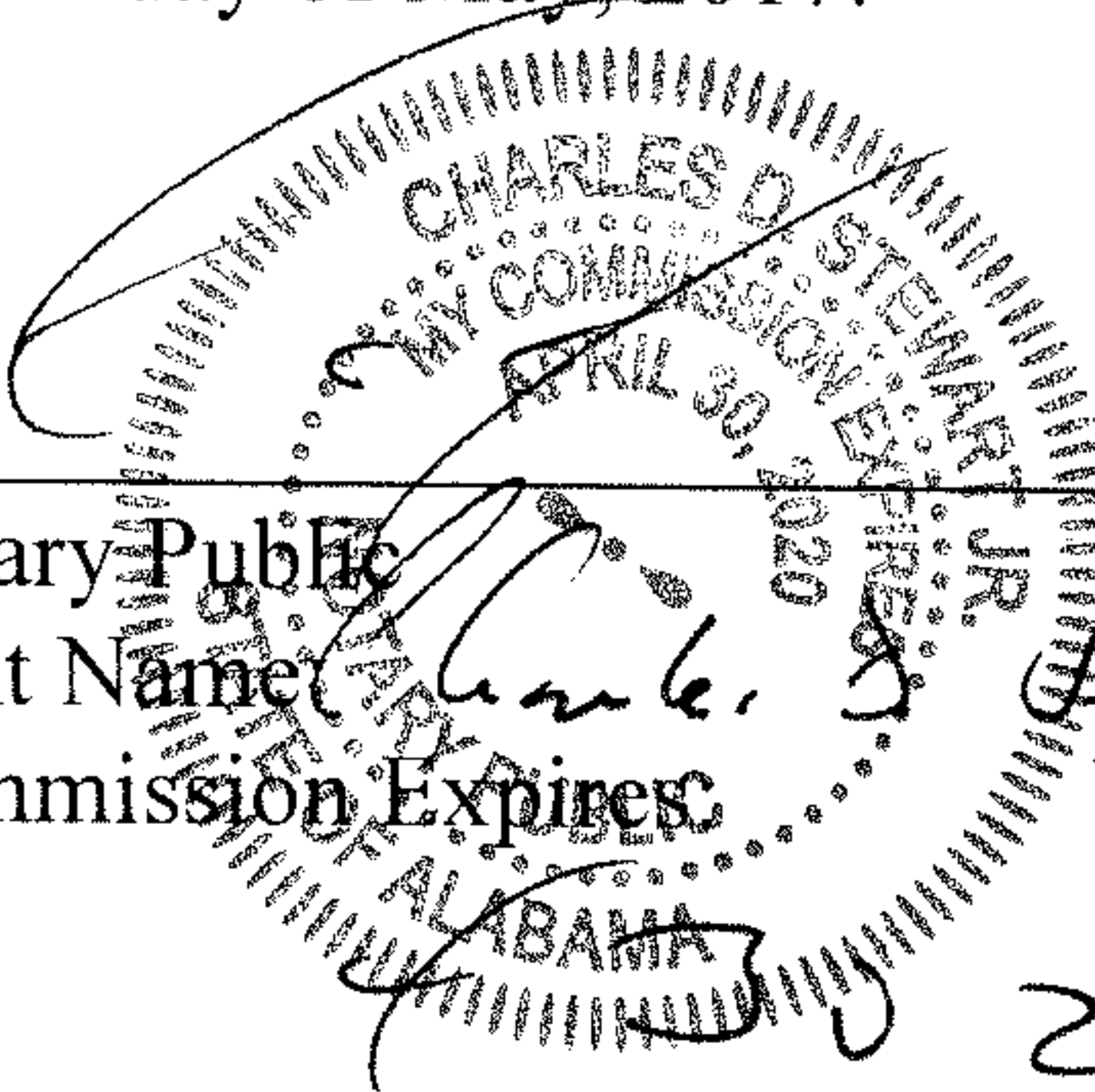

PHILLIP BROWN


MEREDITH BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP BROWN and MEREDITH BROWN 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 15th day of May, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 11:00:08 AM
\$34.00 DEBBIE
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