

Send tax notice to:
JODI SINCLAIR
5149 WILLOW WAY
BIRMINGHAM, 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

2017194

20170517000170740
05/17/2017 11:02:48 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID K. MOHON and KRISTIN MOHON, HUSBAND AND WIFE **whose mailing address** is: 600 N 18th Street, Birmingham AL 35203 (hereinafter referred to as "Grantors") by JODI SINCLAIR **whose property address** is: 5149 WILLOW WAY, BIRMINGHAM, 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 57, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, 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. Easements, Building lines and restrictions as shown on recorded map.
3. Statement pertaining to natural sinkholes as shown on subdivision map recorded in Map Book 11, Page 79.
4. Restrictions and covenants appearing of record in Real Volume 262, Page 764; Real Volume 262, Page 766; Real Volume 153, Page 992 and Real Volume 158, Page 723.
5. Agreement with Alabama Power Company recorded in Real Volume 158, Page 720; Real Volume 167, Page 406 and Deed Book 158, Page 723.
6. Right of Way granted to Alabama Power Company recorded in Deed Book 139, Page 140.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$264,000.00 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.

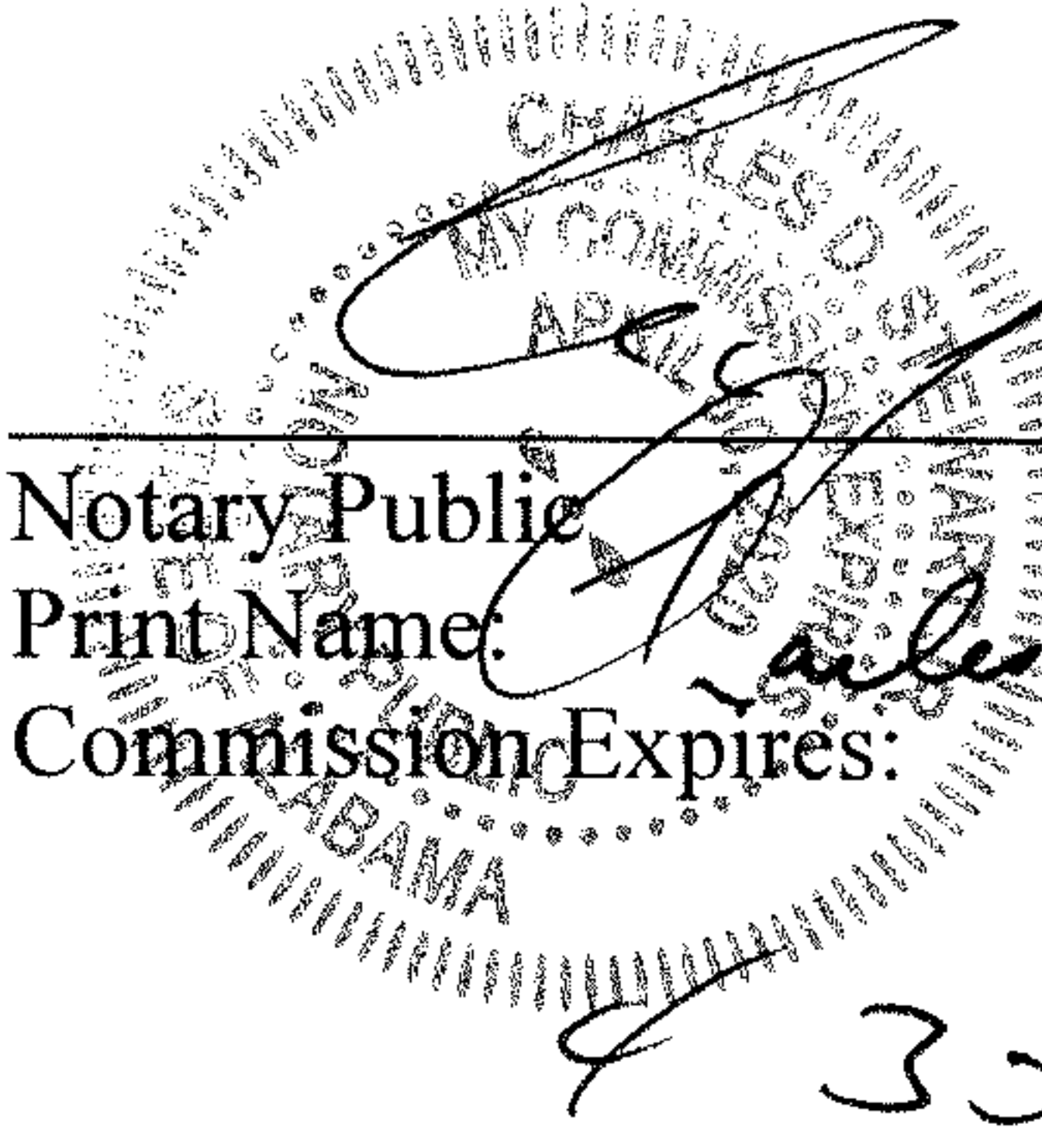

DAVID K. MOHON


KRISTIN MOHON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID K. MOHON and KRISTIN MOHON 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 S. Sawant Jr.
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 11:02:48 AM
\$51.00 DEBBIE
20170517000170740

