

Send tax notice to:  
CHRISTOPHER L. WOOD  
5491 BROKEN BOW DRIVE  
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

2017252

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Seven Thousand and 00/100 Dollars (\$237,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL W. HICKS, SR. and WANDA G. HICKS, HUSBAND AND WIFE **whose mailing address** is: 1312 Crows Pass, Prattville, AL 36067 (hereinafter referred to as "Grantors") by CHRISTOPHER L. WOOD and KALEY R. WOOD **whose property address** is: 5491 BROKEN BOW DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 2 ACCORDING TO THE SURVEY OF SCOTCH'S ADDITION TO BROKEN BOW AS RECORDED IN MAP BOOK 89, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

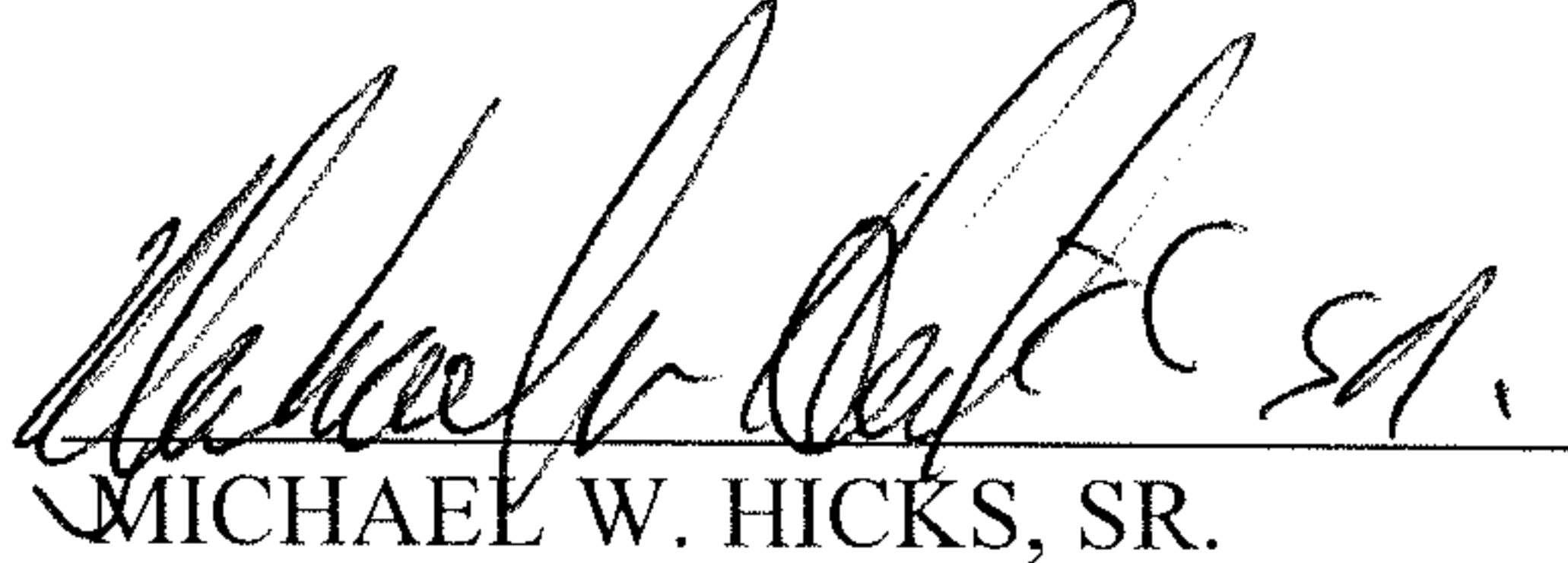
SUBJECT TO:

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 and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
3. Restrictions appearing of record in Book 54, Page 2, and in Instrument #1983-22085.
4. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in book 3553, Page 950 and in Instrument #1984-5022.

\$225,150.00 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 30th day of May, 2017.

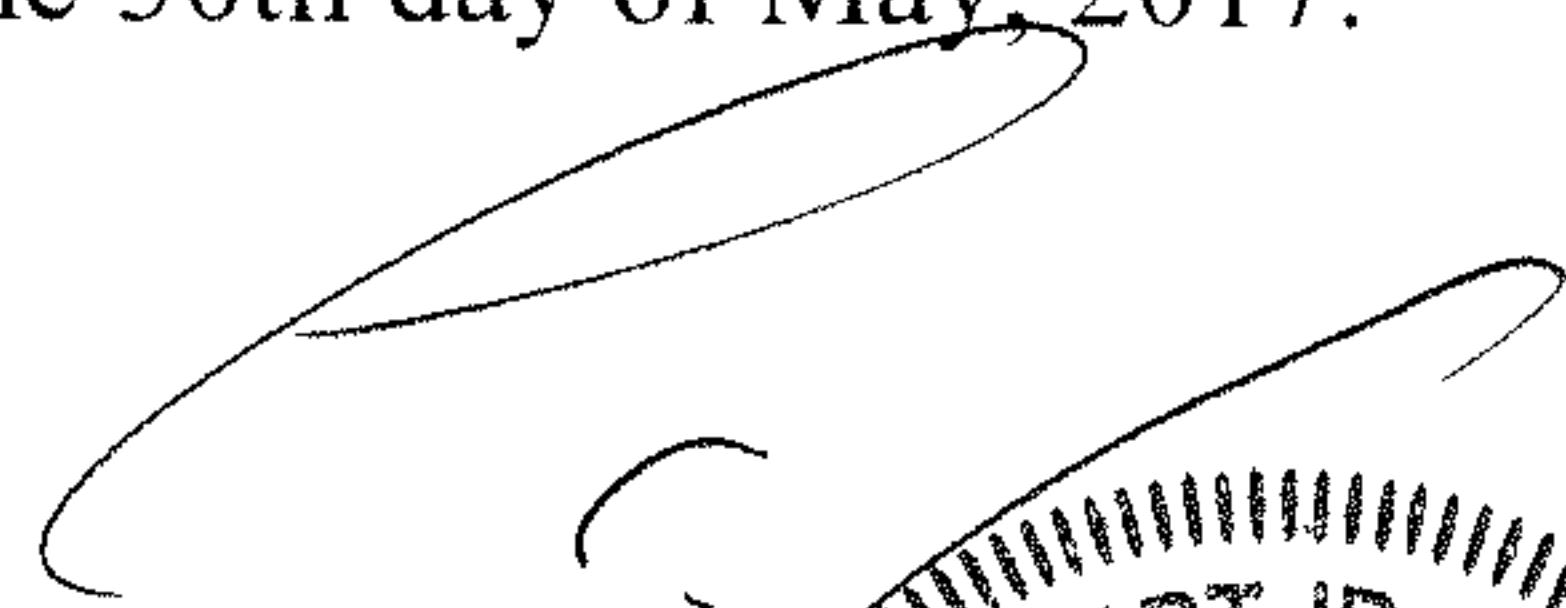
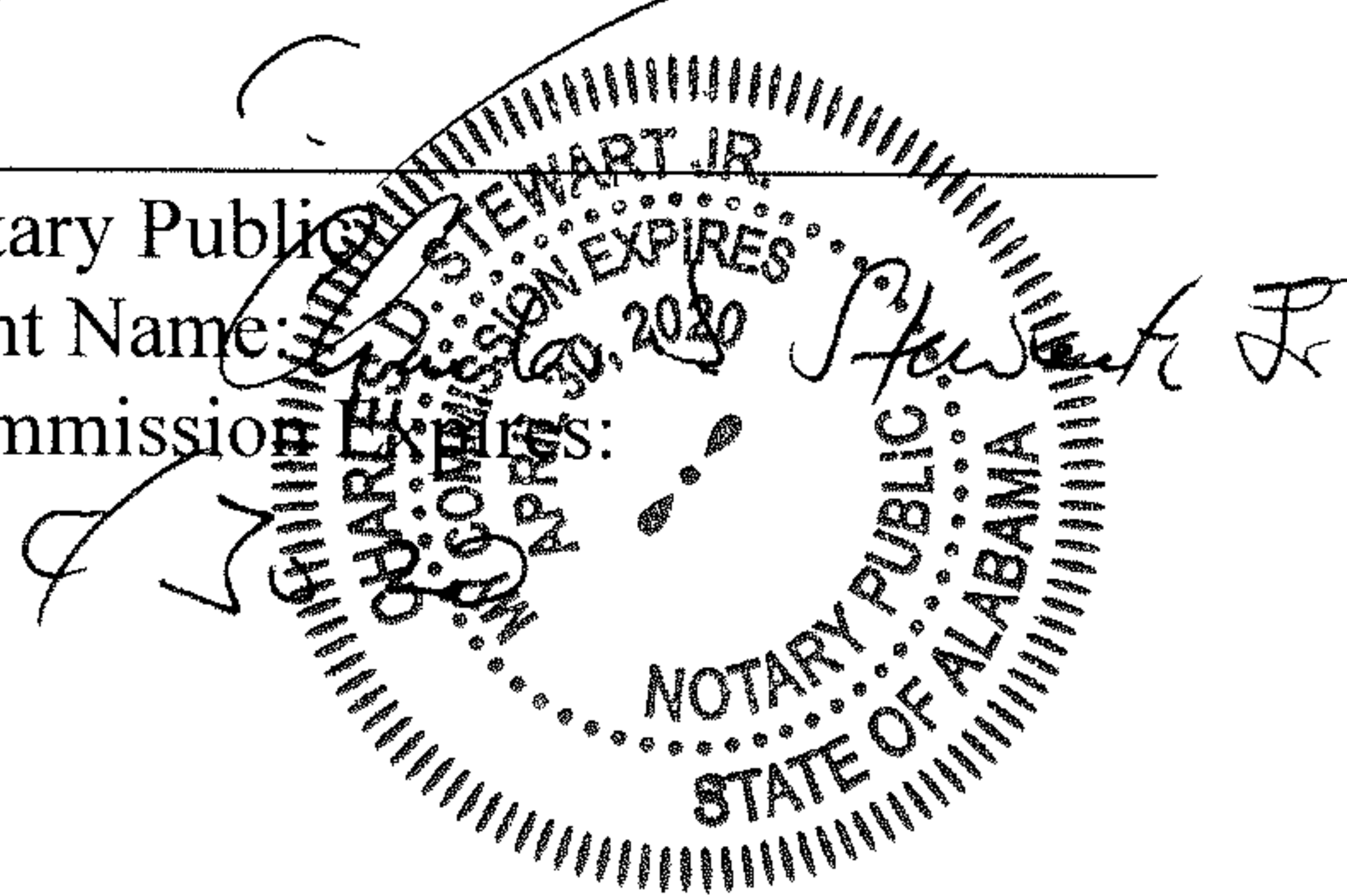
  
MICHAEL W. HICKS, SR.

  
WANDA G. HICKS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL W. HICKS, SR. and WANDA G. HICKS 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 30th day of May, 2017.

  
Notary Public  
Print Name: CHARLES D. STEWART, JR.  
Commission Expires: 06/01/2020  
Commission #s: 14141  




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2017 09:28:03 AM  
\$30.00 CHARITY  
20170601000191450

