

Send tax notice to:
ALANA SMITH
1017 EAGLE CREST CIRCLE
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

2017236

20170605000196830
06/05/2017 01:08:45 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN B. FRAME and MARY W. FRAME, husband and wife, **whose mailing address** is: 11617 Covington Ridge, Auburn AL 36830 (hereinafter referred to as "Grantors") by ALANA SMITH and MICHAEL B. SMITH **whose property address** is: 1017 EAGLE CREST CIRCLE, 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 909, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama, being situated in 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. 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.
3. All easements, rights of way, restrictions, covenants, conditions and building setback liens, as shown on the Map Survey of Eagle Point 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit with Alabama Power Company as set forth in Deed Book 111, Page 408 and Deed Book 149, Page 380.
5. Restrictions as recorded in Deed Book 206, Page 448.
6. Easements and Right of ways as recorded in Deed Book 290, Page 842 and 848.
7. Right of way with Alabama Power Company as recorded in Deed Book 149, Page 380.
8. Easements as recorded in Instrument No. 1993-3817; Instrument No. 1996-1572; Instrument No. 1994-36373 and Instrument NO. 1996-26590.
9. Easement and right of way for roads and utilities as set out by Condemnation Case # 19-278 and filed in Lis Pendens Book 42, Page 263 and refiled in Instrument No. 1993-03429 and Lis Pendens Book 42, Page 303 and Refiled in

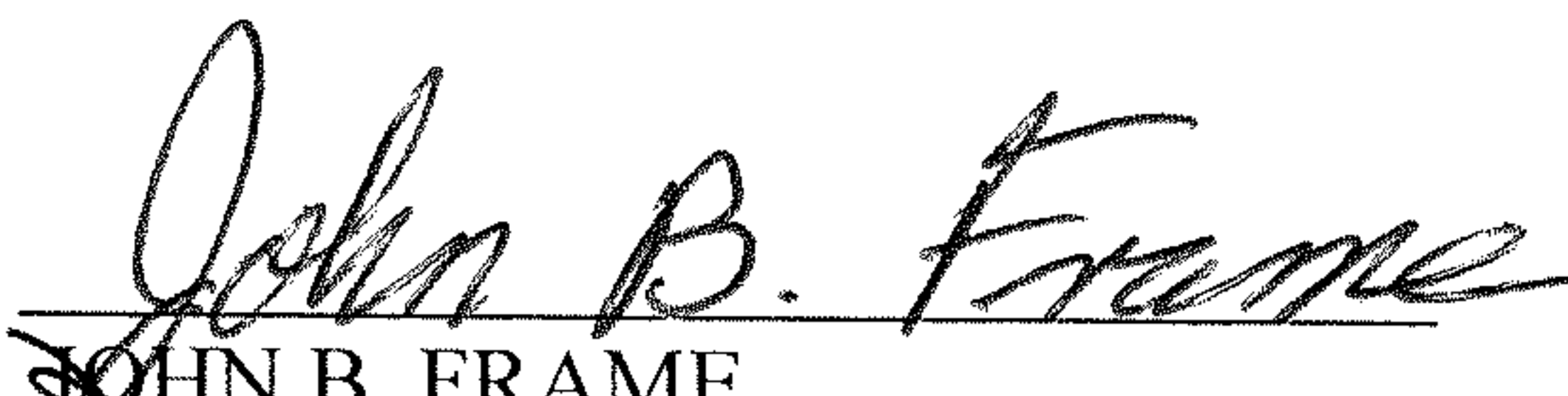
Instrument No. 1992-03427, amended in Instrument No, 1992-03428 and ste out in Instrument No. 1993-8450

10. Map Book 22, Page 102 shows the following reservation: Sink Hole Prone Areas – The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks ay occur, Shelby County, The Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents servants or employees of Shelby County, Alabama, make no representation that the subdivision lots and streets are safe or suitable for residential constructions or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.
11. Eagle point Ninth Sector General Covenants, Restrictions & Easements s recorded in Instrument No. 1997-19270.
12. Declaration of Easement as recorded in Instrument No. 1993-24183

\$380,000.00 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 1st day of June, 2017.

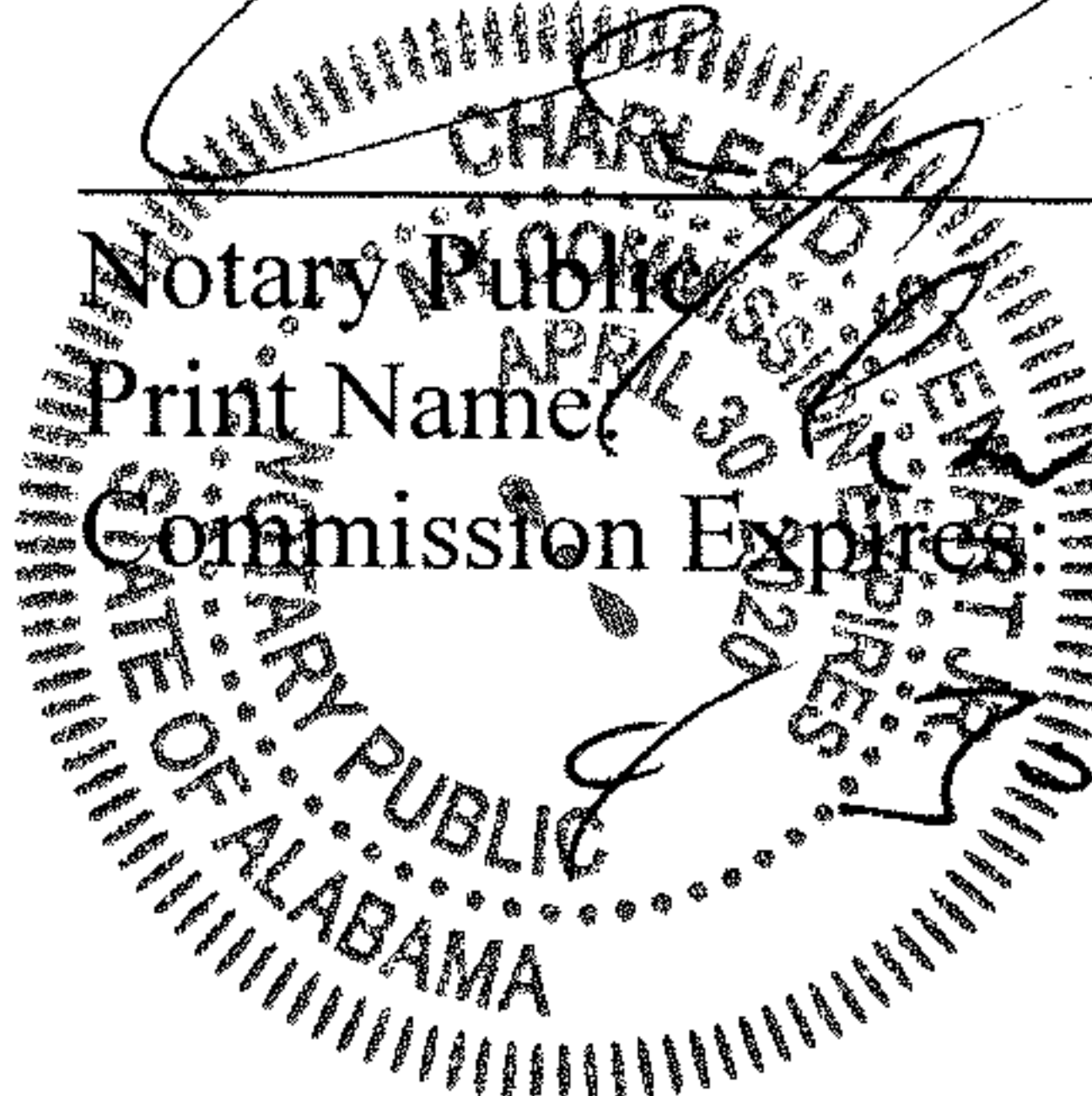

JOHN B. FRAME


MARY W. FRAME

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN B. FRAME and MARY W. FRAME 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 1st day of June, 2017.


Notary Public
Print Name: Charles S. Stewart, Jr.
Commission Expires: APRIL 30, 2020




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2017 01:08:45 PM
\$38.00 CHERRY
20170605000196830

