

Send tax notice to:  
JENNIFER G. SHAMY  
1088 BELVEDERE COVE  
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

2017257

**WARRANTY DEED**

**20170609000203600**  
**06/09/2017 12:19:42 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JORDAN ANDERSON and NOELLE ANDERSON, HUSBAND AND WIFE **whose mailing address** is: 5230 Post House Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by JENNIFER G. SHAMY AND SALIM Y. SHAMY **whose property address** is: 1088 BELVEDERE COVE, 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 50, according to the Final Plat of Belvedere Cove, Phase III, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.**

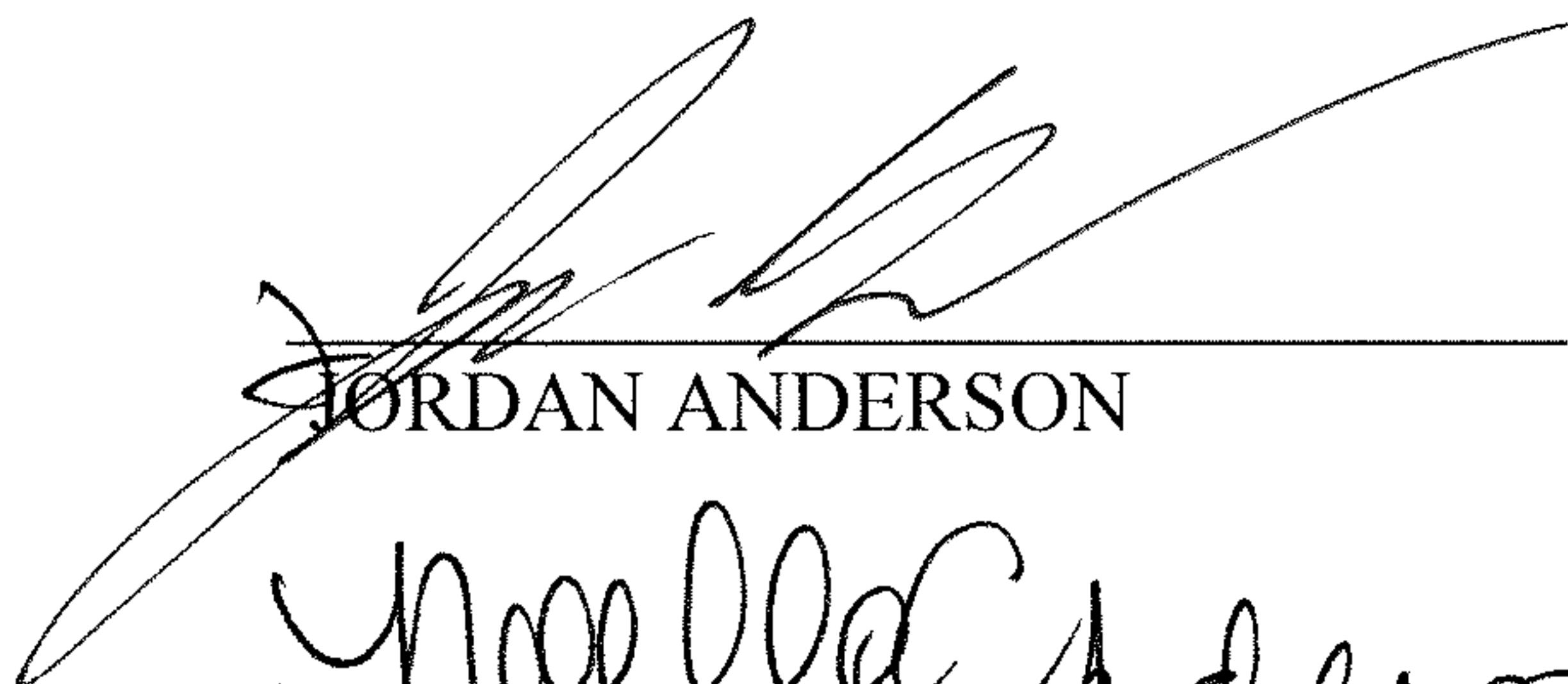
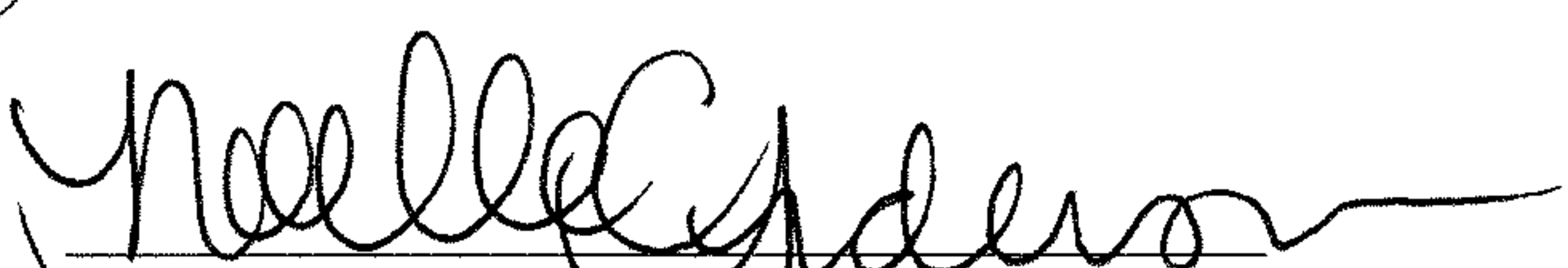
SUBJECT TO:

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 OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RECORDED IN INSTRUMENT NO. 20070917000435050 AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions
4. Restrictions appearing of record in Declaration of Covenants, Conditions and Restrictions of Belvedere Cove, Phase III, as recorded in Instrument No. 0060324000138060; Amendment 1 as recorded in Instrument No. 20060614000281640 and Amendment 2 as recorded in Instrument No. 20061013000509710.
5. Terms and Conditions as set out in Articles of Incorporation of Belvedere Cove Homeowner's Association, Inc., as recorded in Instrument No. 2091118000429500.
6. Right(s) of way to Shelby County, as recorded in Deed Book 196, Page 248.
7. 15' front and 15' rear setback as shown on map.

\$231,920.00 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.

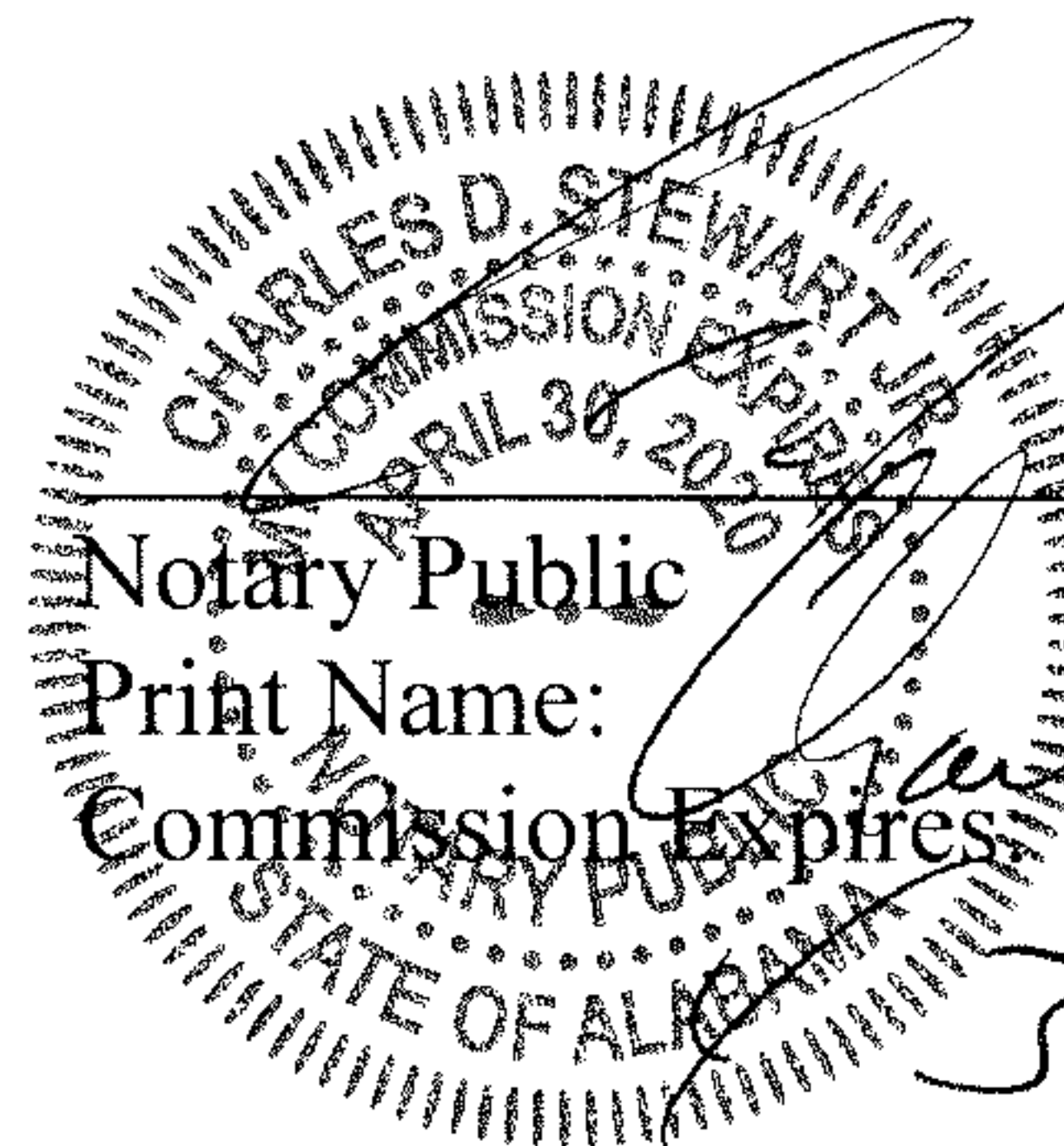
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 7th day of June, 2017.

  
JORDAN ANDERSON  
  
NOELLE ANDERSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN ANDERSON and NOELLE ANDERSON 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 7th day of June, 2017.

  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 30 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/09/2017 12:19:42 PM  
\$75.50 CHERRY  
20170609000203600

