

Send tax notice to:
GINGER GALE BRECKENRIDGE
2019 GLEN EAGLE LANE
HOOVER, 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

2017322

WARRANTY DEED

20170622000222270
06/22/2017 10:59:46 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Seven Thousand and 00/100 Dollars (\$347,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEPHANIE BROGLIE, a single individual **whose mailing address** is: 2019 Glen Eagle Lane, Hoover, AL 35242 (hereinafter referred to as “Grantors”) by GINGER GALE BRECKENRIDGE **whose property address** is: 2019 Glen Eagle Lane, Hoover, 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 26A, according to the Survey of Country Club Village Resurvey No. 3, as recorded in Map Book 19, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016.
2. Easements and building liens as shown on recorded map(s) a, including but not limited to any notes, conditions and restrictions.
3. Transmission lone to Alabama Power Company as recorded in Deed Book 320, Page 30.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 64, Page 267 and any damages relating to the exercise of such rights or the extractions of such minerals.
5. Restrictions appearing of record in Declaration of Protective Covenants for Country Club Village Subdivision as recorded in Instrument No. 1992-9584 and Instrument No. 2000-7393.
6. Terms and Conditions as set out in Articles of Incorporation of Country Club Village Owners’ Association, Inc. as recorded in Instrument No. 1992-09583, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

\$0.00 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.


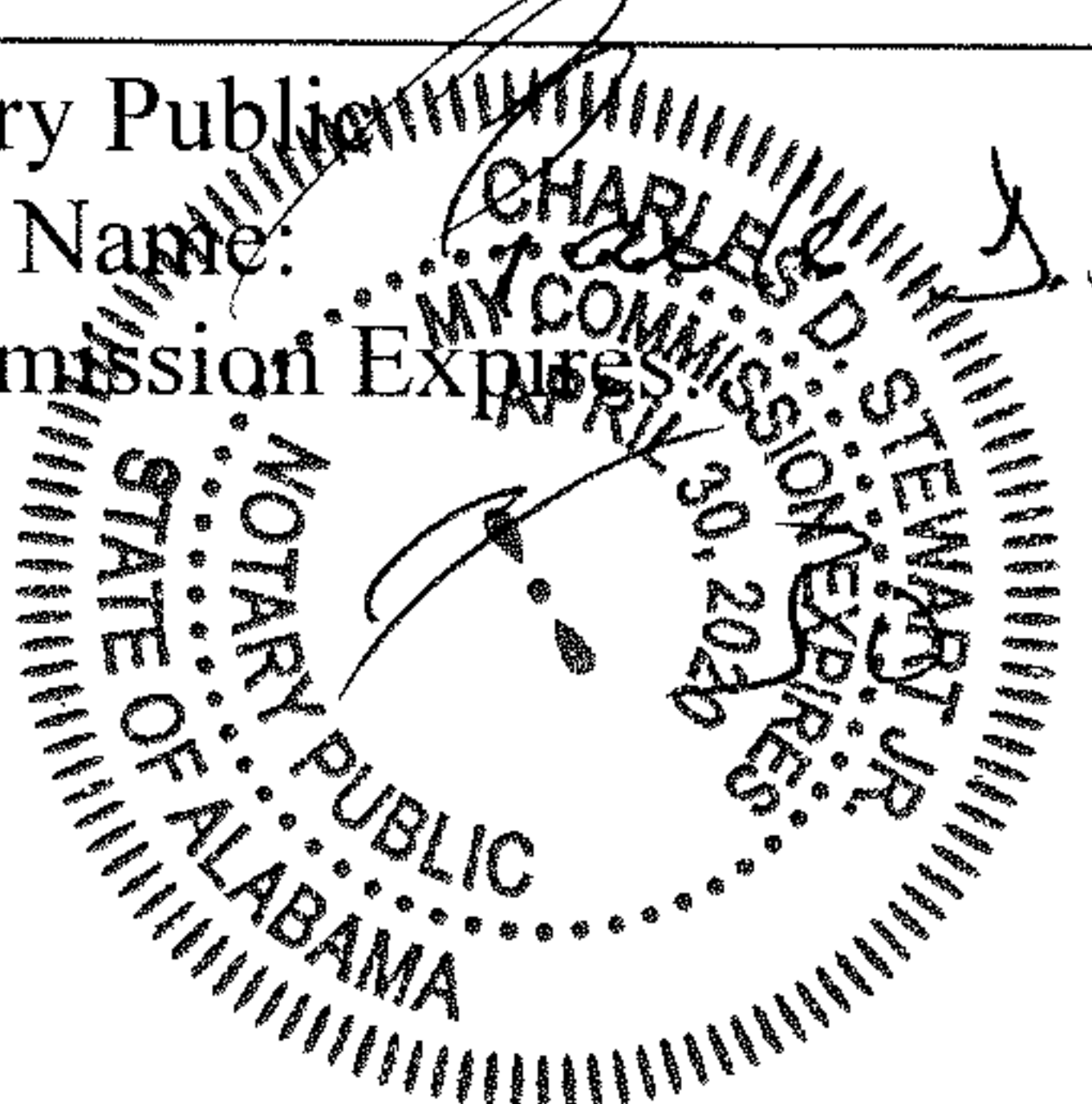
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 20th day of June, 2017.


STEPHANIE BROGLIE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHANIE BROGLIE 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 20th day of June, 2017.


Notary Public
Print Name: CHARLES D. STEWART JR.
Commission Expires APRIL 30, 2020
 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2017 10:59:46 AM
\$365.00 CHERRY
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