

Send tax notice to:
Adobe Development, LLC
144 SHIRAZ STREET
ALABASTER, AL 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017209

Shelby COUNTY

WARRANTY DEED

20170626000226250
06/26/2017 10:32:43 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JERRY WALDROP, a single individual **whose mailing address is: 4025 Yeovil Drive, Irondale, AL 35210** (hereinafter referred to as "Grantor") by Adobe Development, LLC **whose mailing address is: 144 Shiraz Street, Alabaster, AL 35007**(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 107 and 109, according to the subdivision plat map of Wynlake, Phase 4C, as recorded in Map Book 29, at Page 15, 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 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, whether or not appearing in the Public Records.
3. Mineral and mining rights recorded in Official Records Book 15, Page 375, of the Probate Records of Shelby County, Alabama.
4. Easement granted to Alabama Power Company recorded in Official Records Book 40, Page 202, Book 245, Page 264, Book 101, Page 76, Book 121, Page 191, Book 138, Page 317, Instrument 20050803000393970 and Instrument 20050803000393980 of the Probate Records of Shelby County, Alabama.
5. Articles of Incorporation of Wynlake Homeowners' Association, Inc. recorded in Official Records Instrument 1995-30873, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1995-30874, Instrument 2002-2008, Instrument 2002-857.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

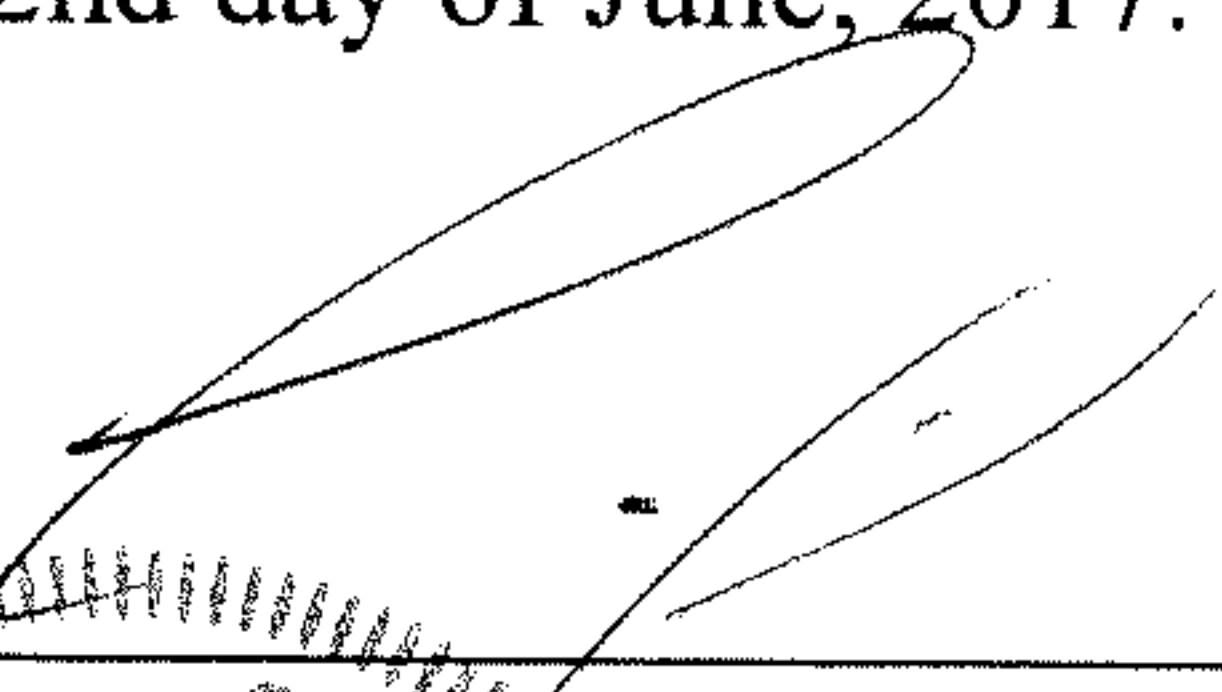

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22nd day of June, 2017.


JERRY WALDROP

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JERRY WALDROP 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 22nd day of June, 2017.


Notary Public
Print Name:
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/26/2017 10:32:43 AM
\$78.00 CHERRY
20170626000226250

