

Send tax notice to:  
REAGAN M. GOODSON  
1023 TOWNES CT  
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

2017341

**20170705000237310**  
**07/05/2017 11:46:13 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand Five Hundred and 00/100 Dollars (\$225,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ANGIE DENISE OLIVER, a single individual **whose mailing address** is: 144 Crest Drive, Sterrett, AL 35147 (hereinafter referred to as “Grantors”) by REAGAN M. GOODSON and MORGAN G. GOODSON **whose property address** is: 1023 Townes Ct, 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 12, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

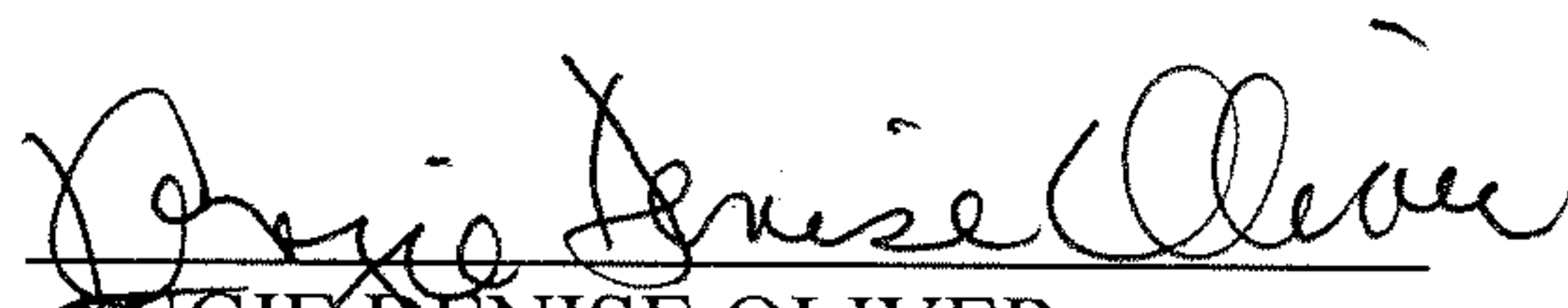
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, Page 553, in the Probate Office of Shelby County, Alabama.
3. Declaration of Protective Covenants as recorded in Real 194, Page 54, in the Probate Office of Shelby County, Alabama.
4. Agreement concerning electric service to NCNB/Brook Highland as recorded in Real 306, Page 119, in the Probate Office of Shelby County, Alabama.
5. Restrictive agreement as set out in deed to Crossbridge Church of Christ as recorded in Inst. No. 2000-16172, in the Probate Office of Shelby County, Alabama.
6. Non-Beneficial Terms and Condition contained in the Grading Easement from Crossbridge Church of Christ to Mulkey Development & Investment Corp. dated 03/26/2001 as recorded in Inst. No. 2001-16285, in the Probate Office of Shelby County, Alabama.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 2003-66365 and Inst. No. 2003-66571, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Inst. No. 2003-33578, in the Probate Office of Shelby County, Alabama.

9. Building and setback lines of 25 feet as recorded in Map Book 30, Page 133, in the Probate Office of Shelby County, Alabama.
10. Drainage and flowage easement as recorded in Real 67, Page 940, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Company as recorded in Real 220, Page 521; Real 220, Page 532 and Real 207, Page 380, in the Probate Office of Shelby County, Alabama.
12. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.
13. 15 foot storm easement lying within rear building line as shown on recorded map.

\$214,225.00 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.

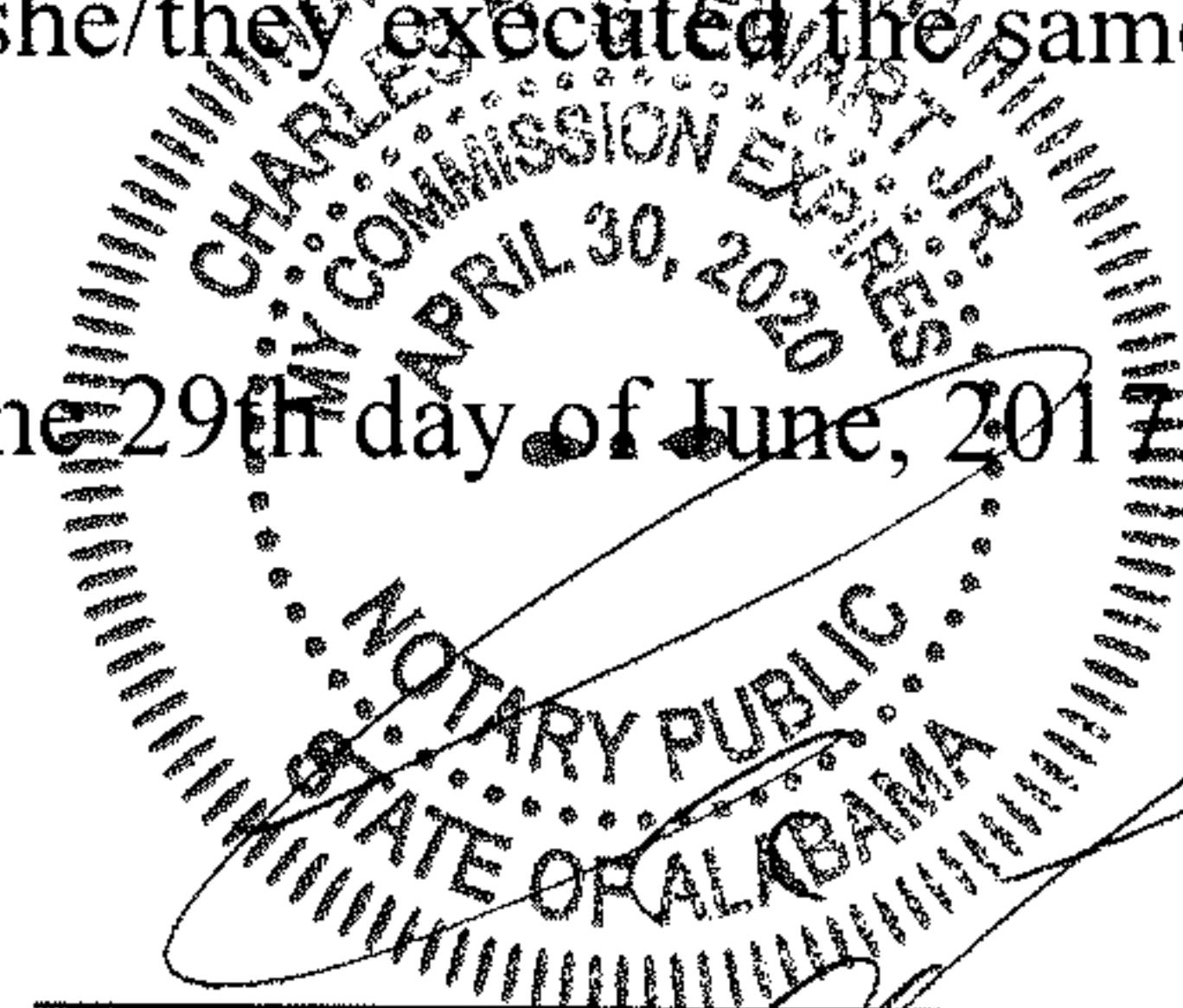
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of June, 2017.

  
ANGIE DENISE OLIVER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGIE DENISE OLIVER 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 29th day of June, 2017



Notary Public

Print Name:

Commission Expires:

7-30-20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/05/2017 11:46:13 AM  
\$29.50 CHERRY  
20170705000237310

