

Send tax notice to:
MICHAEL ALLEN BASS
128 PORTSOUTH LANE
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

2017332

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Six Thousand and 00/100 Dollars (\$196,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, B & A GROUP, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 2007 Eagle Hollow Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by MICHAEL ALLEN BASS and APRIL BASS **whose property address is:** 128 Portsouth Lane, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF PORTSOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 22, 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. 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 to injury or damage to persons or property as a result of the exercise of such rights
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 8, Page 295 and Misc. Book 8, page 557, in the Probate Office of Shelby County, Alabama.
4. Subject to easement as to underground cables as recorded in Misc. Book 8, page 557.
5. Agreement in favor of Alabama Power Company as recorded in Misc. Book 8, Page 775.
6. Right of way to Alabama Power Company as recorded in Deed Book 271, Page 725, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Agreement with Portsouth and Plantation Pipeline Company as recorded in Misc. Book 10, page 186.
8. Subject to Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 288, Page 555.
9. Release of damages as recorded in Deed Book 298, Page 648, as recorded in the Probate Office of Shelby County, Alabama.
10. Easement to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 497, in the Probate Office of Shelby County, Alabama.
11. Right of way to Shelby County, Alabama as recorded in Deed Book 271, Page 725, in the Office of the Judge of Probate of Shelby County, Alabama.

12. Right of way to Plantation Pipe Line as recorded in Deed Book 112, Page 320, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Easements and building lines as shown on recorded map.

\$192,449.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, B & A GROUP, LLC, by Robert Louis Coe, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of June, 2017.

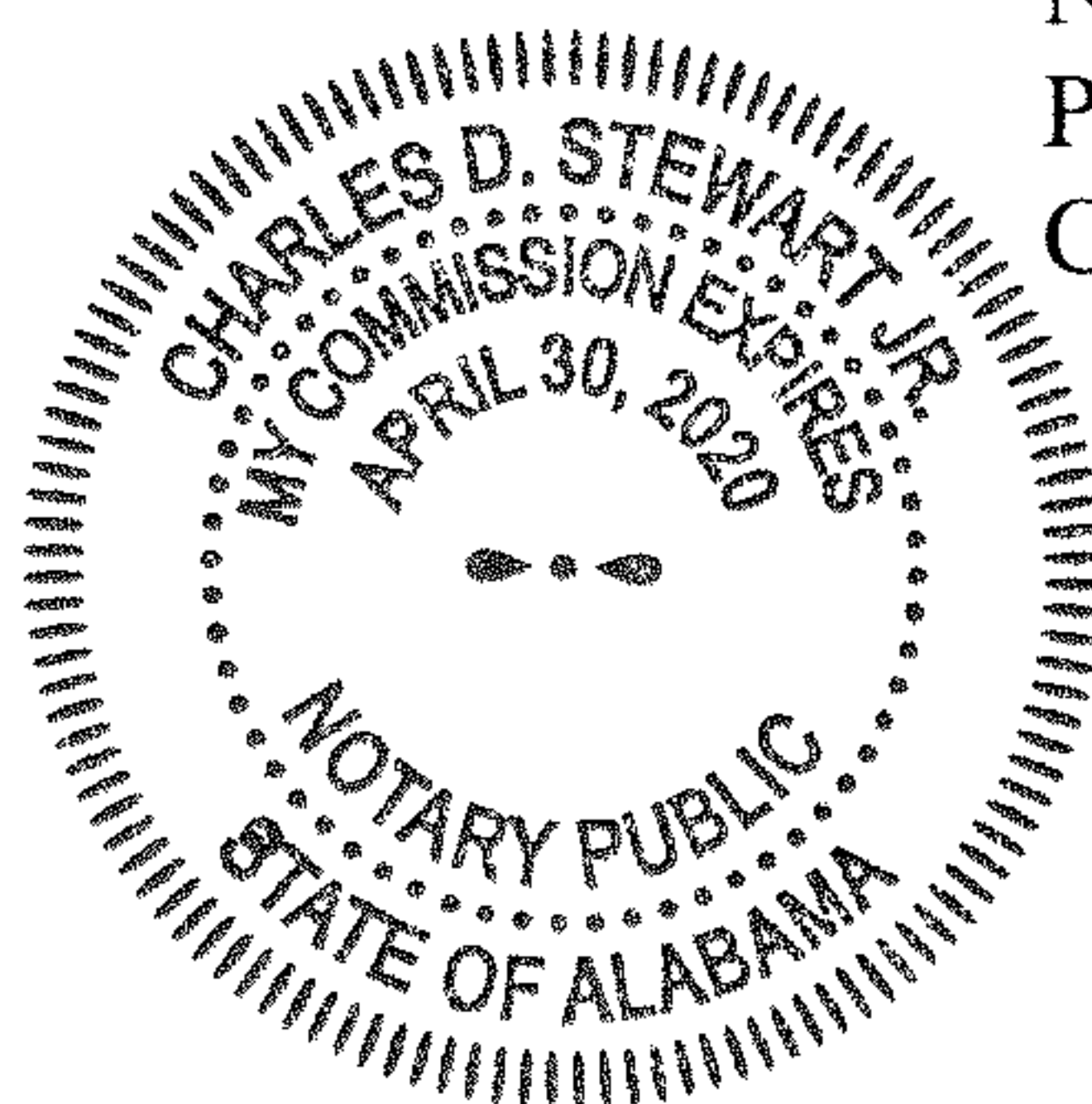
B & A GROUP, LLC

BY: ROBERT LOUIS COE
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Louis Coe, whose name as Member of B & A GROUP, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 30th 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
07/05/2017 12:52:24 PM
\$22.00 CHERRY
20170705000237470

A handwritten signature, likely of the County Clerk James W. Fuhrmeister, in cursive script.