

Send tax notice to:
ALLEN BERT YOUNG
3310 RIVER CREST DRIVE S
HELENA, AL, 35080

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

2017308T **20170705000237520**
07/05/2017 12:59:44 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SCOTT C. KLAWITTER and MORGAN M. KLAWITTER, HUSBAND AND WIFE, single individual **whose mailing address** is: 704 Hillsboro Lane, Helena, AL 35080 (hereinafter referred to as “Grantors”) by ALLEN BERT YOUNG and ELIZABETH ANN YOUNG **whose property address** is: 3310 River Crest Drive S, Helena, AL, 35080 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 2011, according to the recorded map and survey of Old Cahaba, Phase V, 4th Addition, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines, including a 20' setback line reserved from River Crest Drive South and 10' utility easement along the rear and part of a 20' utility easement on the northerly side, as shown on recorded map and survey of Old Cahaba, Phase V, 4th Addition recorded in Map Book 37, page 136, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, including those recorded in Book 15, page 415; Book 61, page 164; Real 133, page 277 and Real 321, page 626.
4. Restrictions, limitations and conditions, as recorded in Map Book 37, page 62; Instrument #2005-48160 and Instrument #2006-118960.
5. Right-of-way to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, page 425; Book 2, Page 16 and Deed Book 156, page 203.
6. Transmission line permits granted to Alabama Power Company recorded in Deed Book 134, Page 85; Deed Book 131, Page 447; Deed Book 257, Page 213; Real Volume 46, Page 69; Deed Book 230, page 113 and Deed Book 156, Page 203.
7. Easement to Alabama Power Company recorded in Deed Book 134, page 85; Deed Book 131, page 447; Deed Book 257, page 213; Real Volume 46, page 69; Deed Book 156, page 203; Instrument #20040629000354650; Instrument #20040629000355410; Instrument #20040629000354920; Instrument #20040910000504120; Instrument #20040910000506080; Instrument #20051031000564130; Instrument #20060201000062660; Instrument #20060829000424580; Instrument #20060201000052670; Instrument #20040910000504110; and Instrument #20060414000173930.
8. Easement to Bessemer Water Service recorded in Instrument # 20080204000043240.
9. Conditions, covenants and restrictions recorded in Instrument #20050916000481600.
10. Articles of Incorporation of Old Cahaba Residential Association recorded in Instrument #2000-11800; Instrument #1998-1192 and Instrument #2000-10277.

11. Resolution recorded Instrument #20091006000378080; Instrument #20121213000476580 and Instrument #20131215000471840.

\$165,445.00 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 30th day of June, 2017.

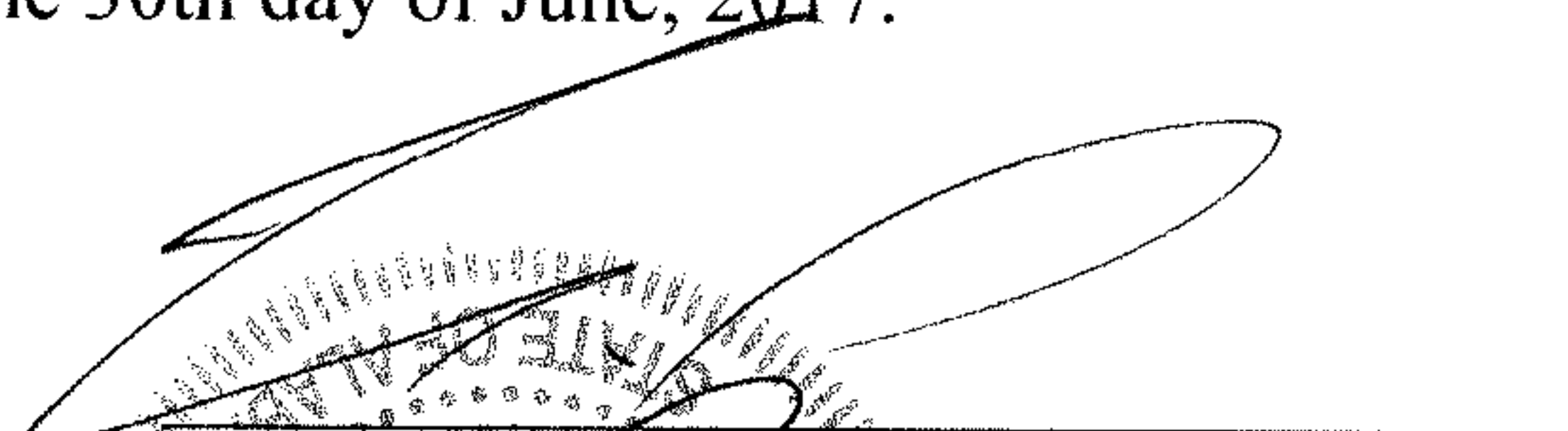
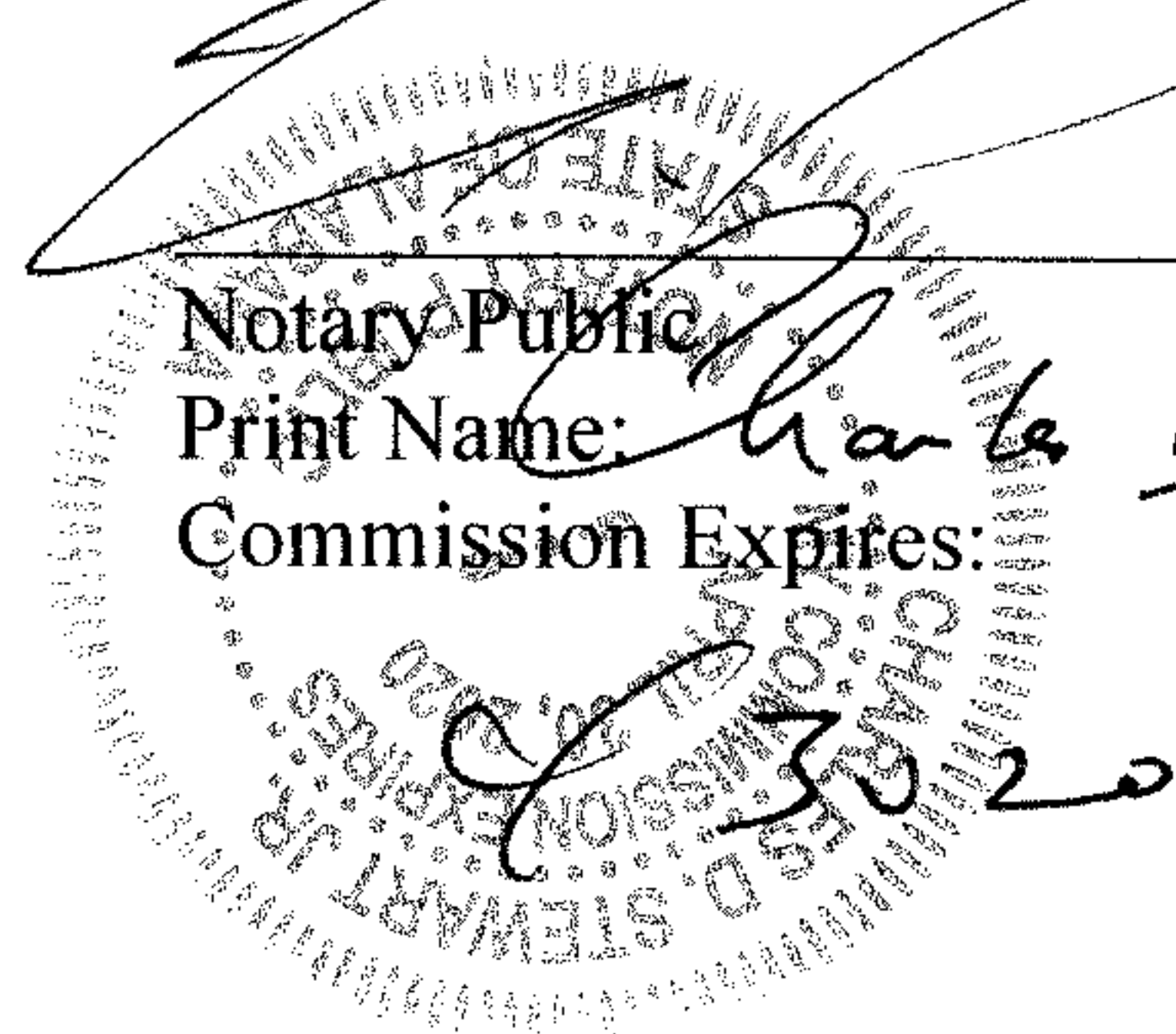

SCOTT C. KLAWITTER


MORGAN M. KLAWITTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT C. KLAWITTER AND MORGAN M. KLAWITTER 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 30th day of June, 2017.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 3-20




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 12:59:44 PM
\$46.00 CHERRY
20170705000237520

