

Send tax notice to:  
EDWARD L. HUNT  
7003 INDIAN RIDGE DRIVE  
INDIAN SPRINGS, AL, 35124

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

2017360

**WARRANTY DEED**

**20170710000245200  
07/10/2017 01:16:05 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JERI W. WINK and BENNY WINK, WIFE AND HUSBAND **whose mailing address** is: 20101 Retreat Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by EDWARD L. HUNT **whose property address** is: 7003 INDIAN RIDGE DRIVE, INDIAN SPRINGS, AL, 35124 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 2, according to the Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.**

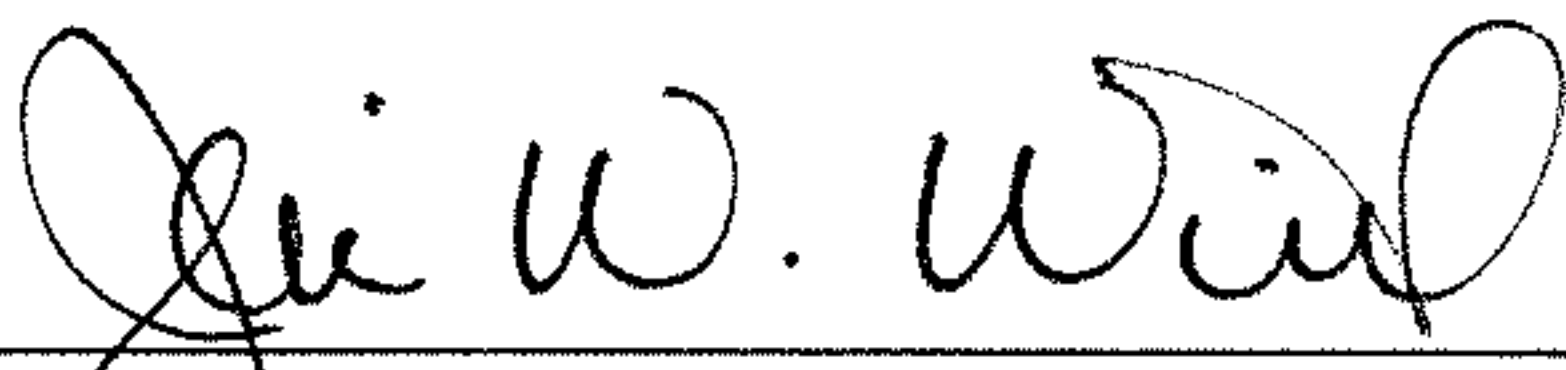
SUBJECT TO:

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 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 , and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
4. Restrictions appearing of record in Book 237, Page 595, but deleting any restrictions based on race, color, creed or national origin.
5. Terms, agreements and right of way granted to Alabama Power Company, as recorded in Book 298, Page 899 in the Probate Office of Shelby County, Alabama .
6. Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 298, Page 906 in the Probate Office of Shelby County, Alabama.
7. Right( s) of way to City Of Pelham, as recorded in Book 147, Page 941 in the Probate Office of Shelby County, Alabama.
8. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 13, Page 69, contains a statement pertaining to natural lime sinks.

\$444,352.00 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 6th day of July, 2017.

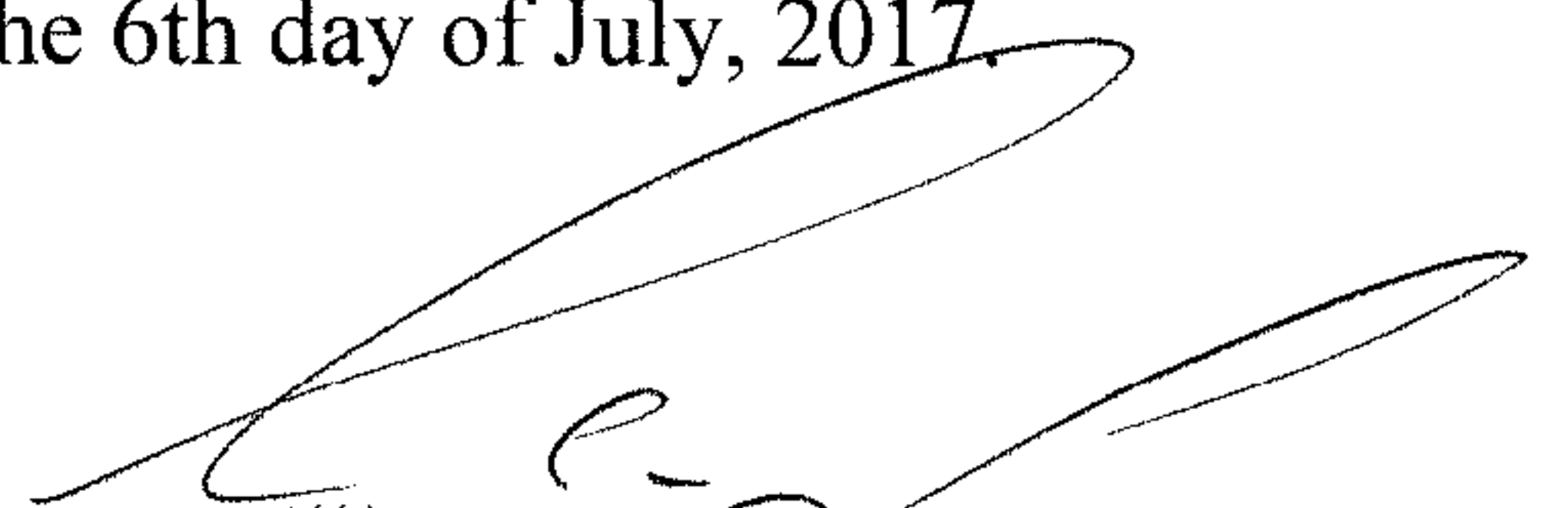
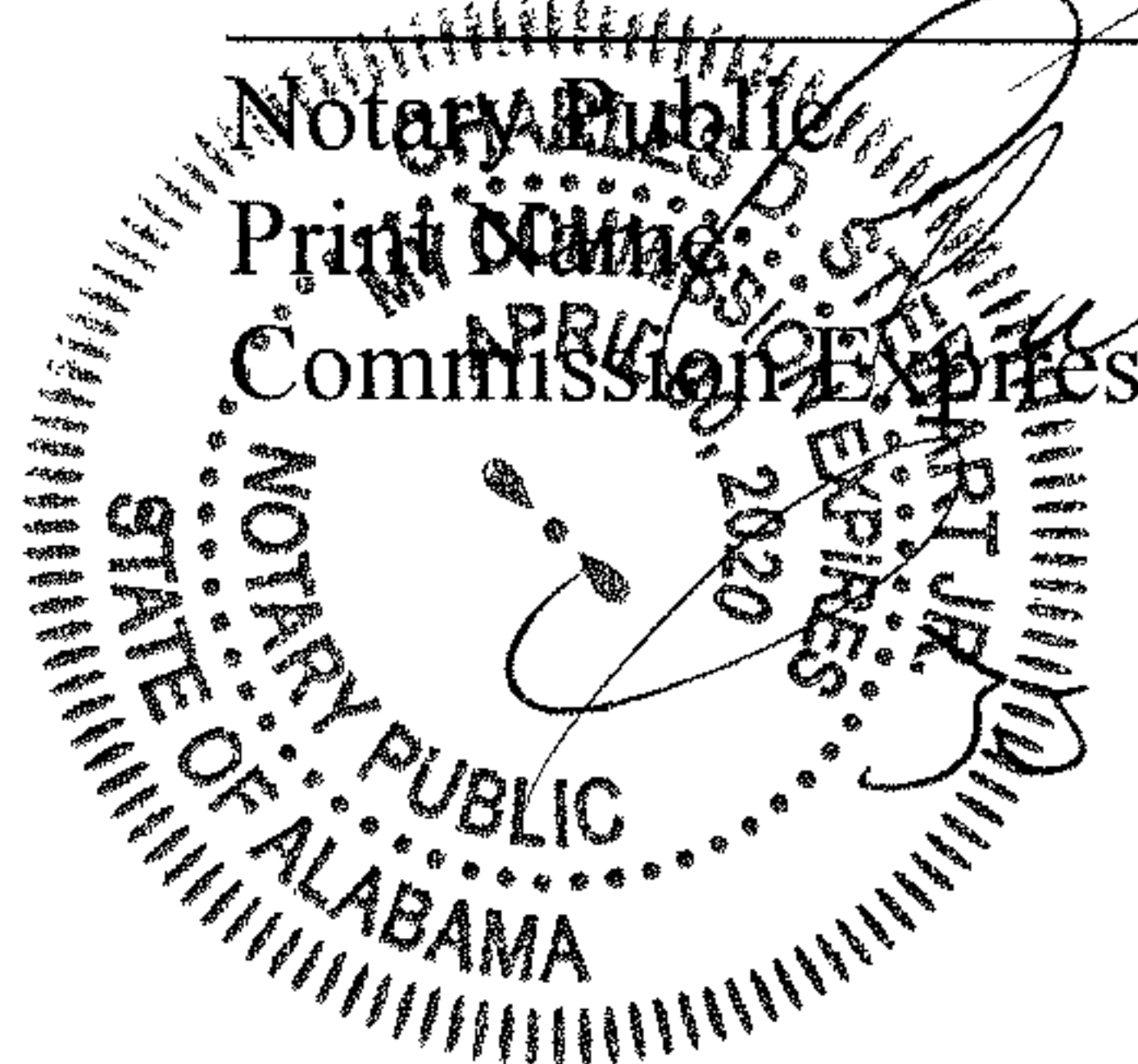
  
JERI W. WINK

  
BENNY WINK

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERI W. WINK and BENNY WINK 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 6th day of July, 2017.

  
  
JAMES W. FUHRMEISTER  
Notary Public  
Print Name:  
Commission Expires:  
JUL 6 2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/10/2017 01:16:05 PM  
\$19.00 CHERRY  
20170710000245200

