

Send tax notice to:  
CEDRIC DIXON  
234 MARWOOD DRIVE  
BIRMINGHAM, AL, 35244

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

2017355

**WARRANTY DEED**

**20170710000245290**  
**07/10/2017 01:47:22 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Three Thousand Three Hundred and 00/100 Dollars (\$373,300.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DON G. DECOUDRES and SUE V. DECOUDRES, husband and wife **whose mailing address** is: 441 St Annes Dr Birmingham AL 35244 (hereinafter referred to as "Grantors") by CEDRIC DIXON and TAMEKA DIXON **whose property address** is: 234 MARWOOD DRIVE, BIRMINGHAM, AL, 35244 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 28, according to the map and survey of Marwood, 2nd Sector, as recorded in Map Book 10, Page 16, 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. 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
3. Restrictions, limitations, setbacks, covenants, conditions, easements rights of way and common areas as shown on the Survey of Marwood, 2<sup>nd</sup> Sector, as recorded in Map Book 10, Page 16, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Real Volume 84, Page 497, in said Probate Office.
5. Easement and building line exception recorded in Real Volume 84, Page 497, in said Probate Office.
6. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Real Volume 89, Page 972 and Real Volume 89, Page 979 in said Probate Office.
7. Right of way to Alabama Power Company recorded in Real Volume 89 Page 975; Deed Book 102, Page 52 and Deed Book 102, Page 54, in said Probate Office.
8. Permit to Alabama Power Company recorded in Real Book 75, Page 703 in said Probate Office.

\$354,635.00 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 7th day of July, 2017.

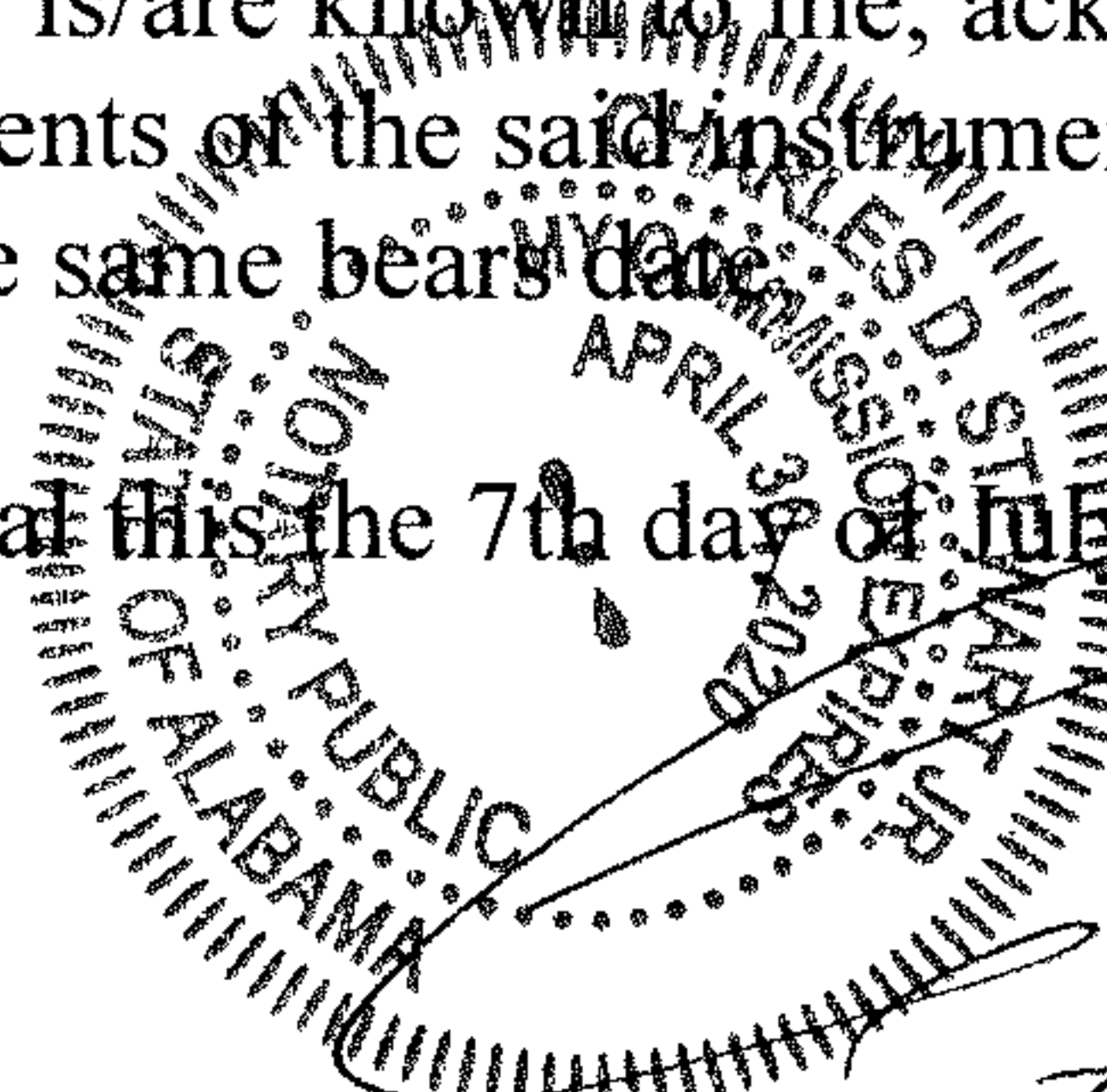
  
DON G. DECOUDRES

  
SUE V. DECOUDRES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON G. DECOUDRES and SUE V. DECOUDRES 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.

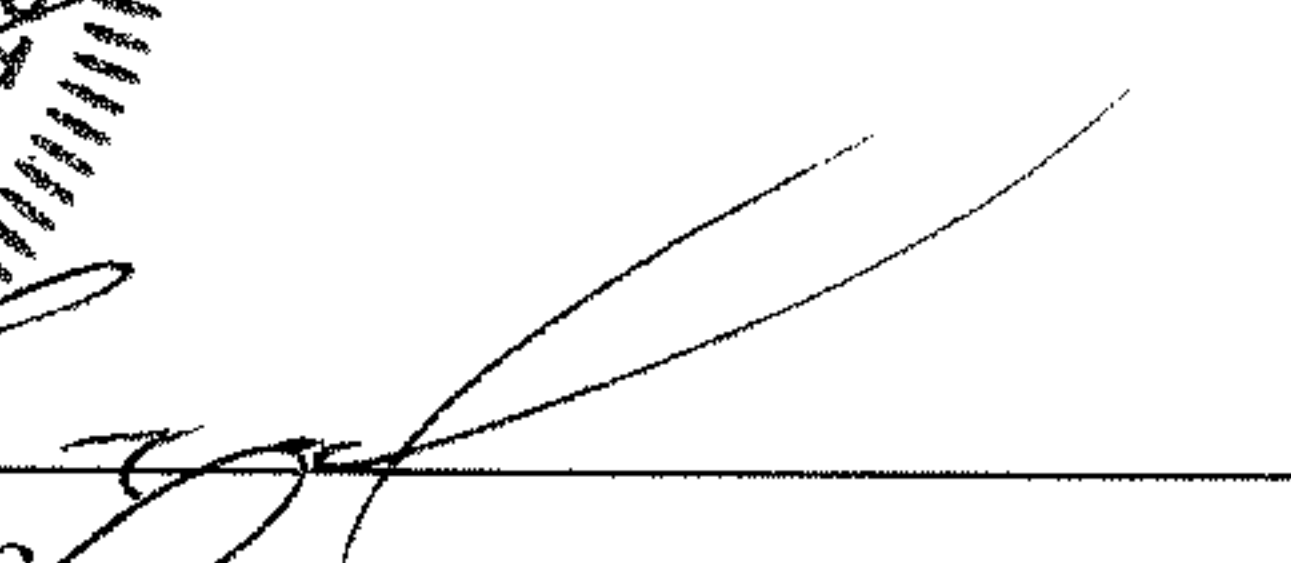
Given under my hand and official seal this the 7th day of July, 2017.

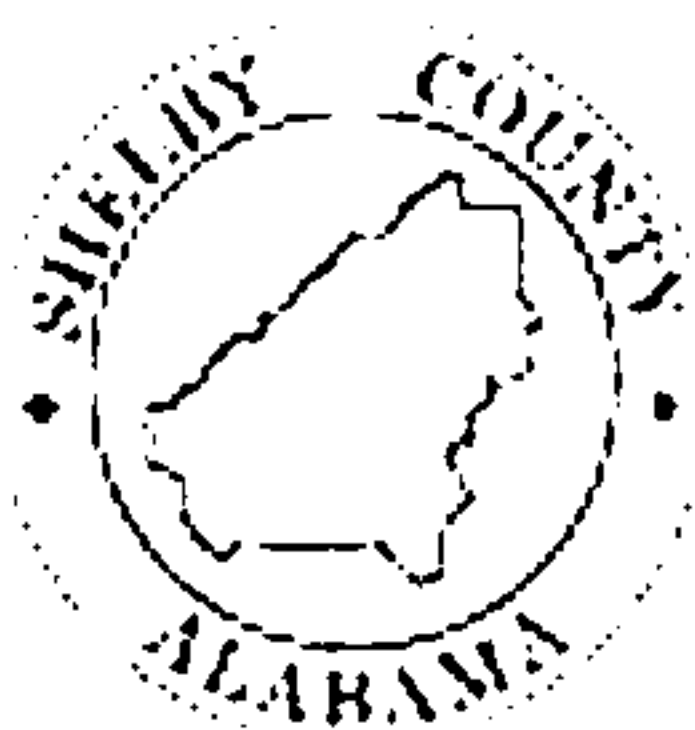


Notary Public

Print Name:

Commission Expires:

  
James W. Fuhrmeister, Jr.  
4-30-20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/10/2017 01:47:22 PM  
\$37.00 CHERRY  
20170710000245290

