

20170710000245510
07/10/2017 02:11:26 PM
DEEDS 1/2

Send tax notice to:

BRIDGET D MANN
463 OXFORD WAY
PELHAM, 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

2017352

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID A. HAGAN and PAMELA L. HAGAN, HUSBAND AND WIFE whose mailing address

is: *19 Bells of Ireland Ct Homosassa FL 34461* (hereinafter referred to as "Grantors") by BRIDGET D MANN whose property address is: 463 OXFORD WAY, PELHAM, 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 2623, according to the Survey of Weatherly Highlands the Ledges, SEctor 26-Phase One, as recorded in Map Book 26, Page 145, in the Probate Office of Shelby County, Alabama.

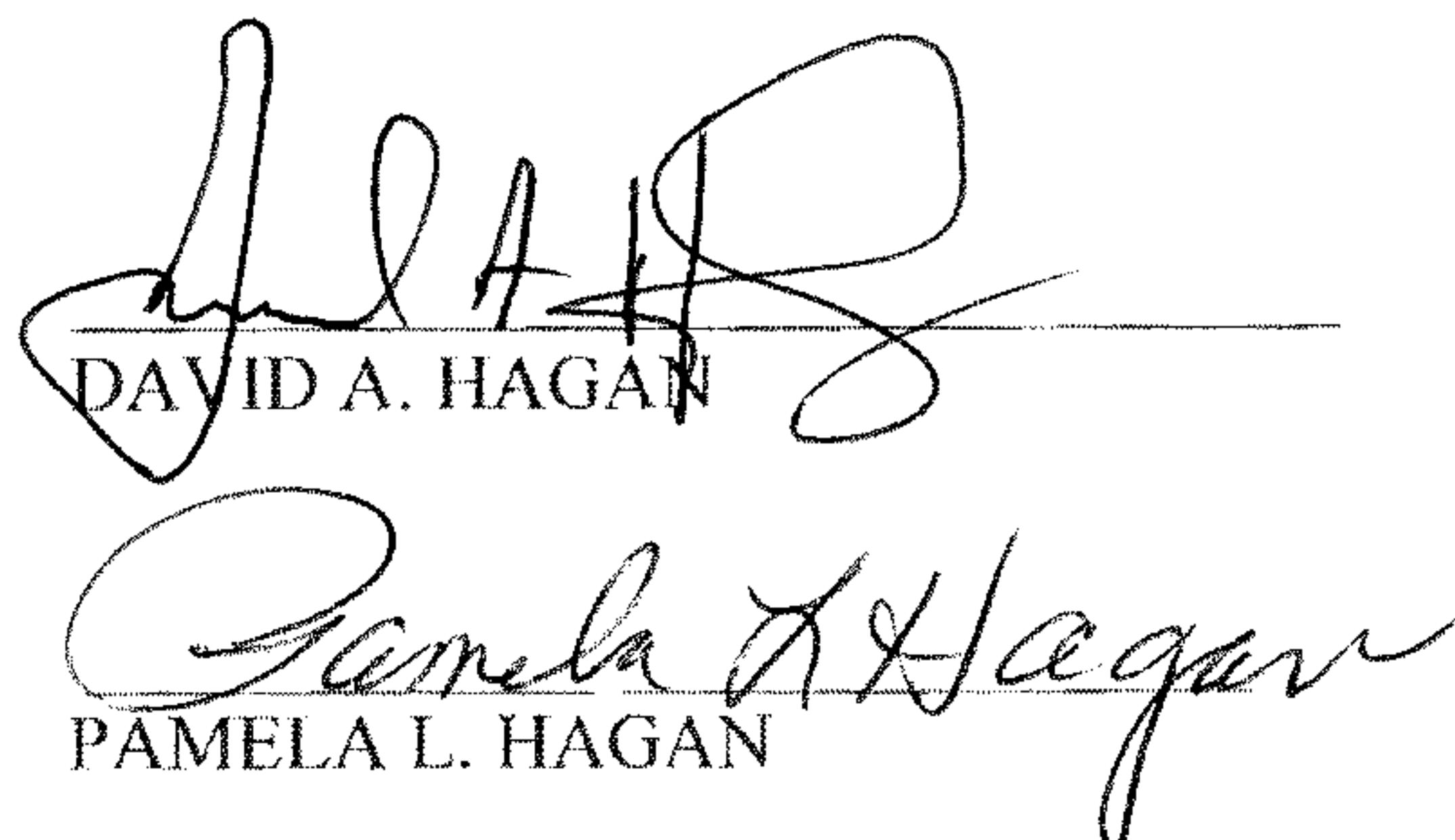
SUBJECT TO:

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Non Exclusive agreement for Ingress, egress and utilities as set out under Inst. No. 1995-06002.
5. Covenants and agreement for water service and tap fees as recorded under Inst. No. 1995-06003
6. Non exclusive perpetual easement for ingress and egress and utilities as set out under Inst. No. 1993-37547 and Inst. No. 1993-37546
7. The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Protective Covenants for Weatherly Highlands, the Ledges, Sector 26, Phase One as recorded under Inst. No. 2000-14750.

\$220,000.00 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 5th day of July, 2017.

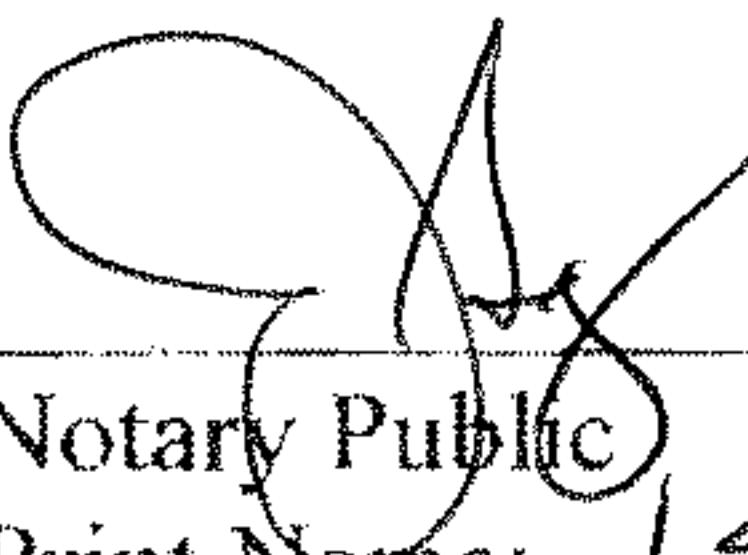
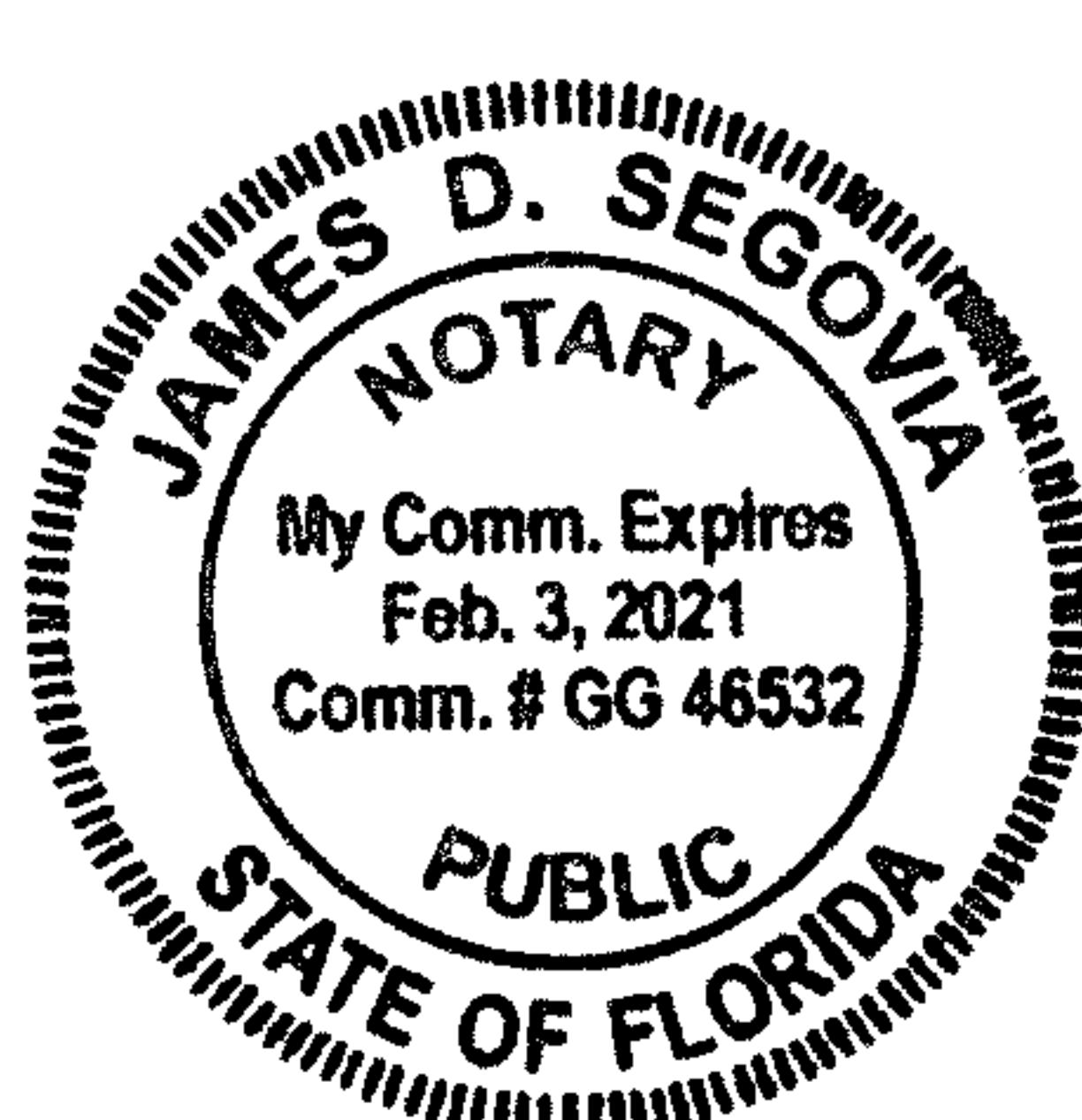


DAVID A. HAGAN
PAMELA L. HAGAN

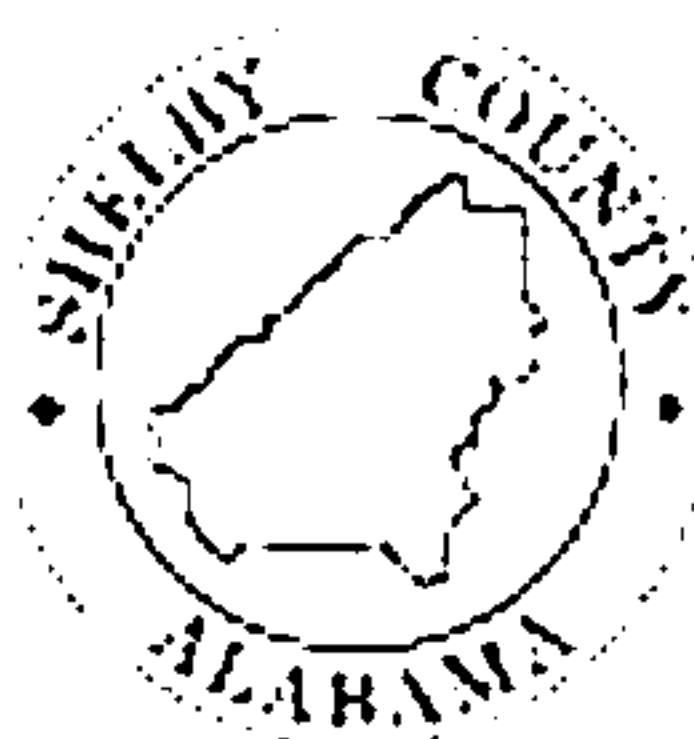
STATE OF Florida
COUNTY OF Citrus

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID A. HAGAN and PAMELA L. HAGAN 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 5th day of July, 2017.



Notary Public
Print Name: J. Segovia
Commission Expires: Feb 3 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2017 02:11:26 PM
\$73.00 CHERRY
20170710000245510

