

Send tax notice to:
RICHARD W. ATCHISON
4037 CROSSINGS LANE
HOOVER, AL, 35242

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

2017378

20170717000255350
07/17/2017 02:26:42 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$324,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CANDAS B. CALVERT FKA CANDAS BLACKMON and DUSTIN A. CALVERT, WIFE AND HUSBAND AND MICHELLE BUSH, *Single individual whose mailing address is: 420 St Annes Drive, Birmingham AL 35244* (hereinafter referred to as "Grantors") by RICHARD W. ATCHISON and JOANNE H. ATCHISON **whose property address is: 4037 CROSSINGS LANE, HOOVER, AL, 35242** 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 219, according to the Survey of Phase Four, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 7, 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. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, or and under subject property, including those recorded in Instrument No. 2000-14348 and Instrument No. 2000-43395, in said Probate Office.
3. Restrictions, limitations, set backs, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Phase Four, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Real Volume 142, Page 148, in said Probate Office.
5. Right of way granted Shelby County as recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115, in said Probate Office.
6. Covenants, conditions and restrictions recorded as Instrument No. 2002-02381; Instrument No. 20020711000320730; Instrument No. 20030710000436650; Instrument No. 2004122000069334 and Instrument No. 2004-5776, in said Probate Office.
7. 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

8. Right of way granted the City of Hoover as recorded in Instrument No. 2000-40742; Instrument No. 2000-40741 and Instrument No. 2000-25988, in said Probate Office.
9. Easement for ingress and egress recorded as Instrument No. 1997-20513, in said Probate Office.
10. Release of damages recorded as Instrument No. 197-23467 and Instrument No. 20040621000333960, in said Probate Office.
11. Restrictive Covenants and Grant of Land Easement for Underground Facilities to Alabama Power Company recorded as Instrument No. 20040204000057760, in said Probate Office



\$227,430.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

CANDAS BLACKMON AND CANDAS B. CALVERT ARE ONE AND THE SAME PERSON

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 14th day of July, 2017.

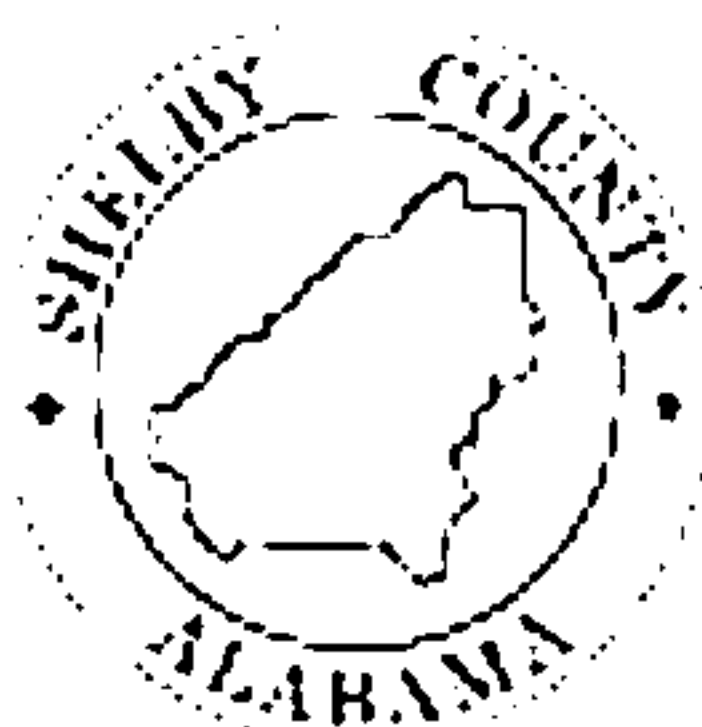

CANDAS B. CALVERT


DUSTIN A. CALVERT

MICHELLE BUSH


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CANDAS B. CALVERT and DUSTIN A. CALVERT AND MICHELLE, BUSH 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 14th day of July, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2017 02:26:42 PM
\$115.50 CHERRY
20170717000255350

Notary Public
Print Name: 
Commission Expires: 