

Prepared by:
Joel R. Blankenship, Attorney
1201 North 19th Street
Birmingham, Alabama 35234
File#: **2017-41**
Parcel ID#: **10-4-17-0-003-030.000**

20170719000258000
07/19/2017 11:38:13 AM
DEEDS 1/2

Return to:
Sandy Farris
5368 Riverbend Trail
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 16 day of June, 2017, by and between, **Steve Brown and wife, Brenda Brown**, as Grantor(s), whose mailing address is: **5368 Riverbend Trail, Hoover, AL 35244**, and **Sandy Farris, a single woman**, as Grantee(s), whose mailing address is: **2413 Richelieu Lane, Birmingham, AL 35216**.

W I T N E S S E T H

That the Grantor(s), for and in consideration of the sum of **Two Hundred Thirty Three Thousand Dollars and No/00 (\$233,000.00)**, the amount which can be verified in the Sales Contract between the two parties, and other good and valuable considerations to the Grantor(s) in hand paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee(s), his heirs and assigns, all their interest in the following described property, to-wit:

The land with all the buildings and improvements thereon, situated at 5368 Riverbend Trail, Town of Hoover, Shelby County, State of Alabama, said premises being further described as follows:

Lot 30, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

Subject to Declaration of Protective Covenants recorded in Book 340, Page 499, in the Probate Office of Shelby County, Alabama.


LESS AND EXCEPT minerals or mineral rights of whatever kind, leased, granted or retained by prior owners, 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 above property, together with all rights and privileges of access whether or not


such appears in the public records. Grantor(s) makes no warranties as to the current ownership of minerals or mineral rights in, on or under the above described property.

TO HAVE and TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances hereunto belonging or in anywise appertaining unto the Grantee(s), his heirs and assigns, forever.

THE Grantor(s) does hereby covenant with and represent unto the said Grantee(s), his heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except mineral and mineral rights, ad valorem taxes due and payable October 1, 2017, and any restrictions, easements, ways and building setback lines of record, if any in the Office of the Judge of Probate of Jefferson County, Alabama and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on the day of and year first above written.



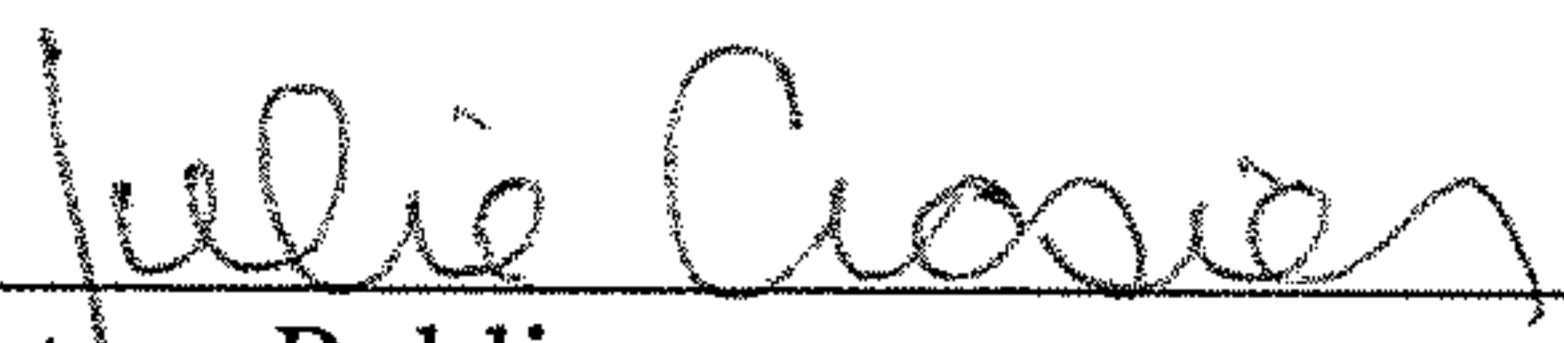
Steve Brown


Brenda Brown

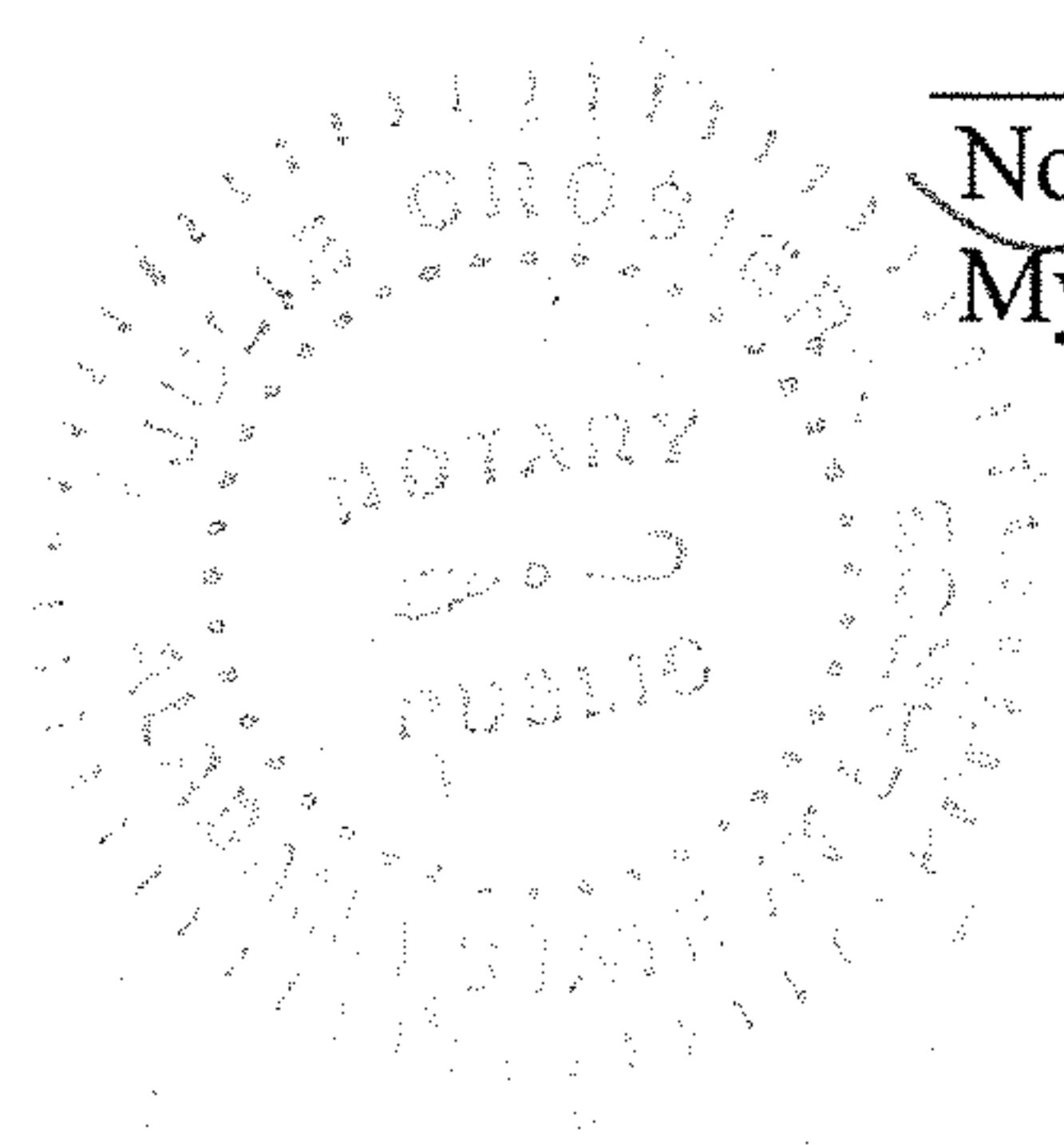
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Steve Brown**, whose name is signed to the foregoing conveyance as **Brenda Brown**, who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily and with full authority in his capacity as said Attorney-in-Fact on the day the same bears date.

GIVEN under my hand and official seal this 16 day of June 2017.



Notary Public
My commission expires: Jan 17 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2017 11:38:13 AM
S251.00 CHERRY
20170719000258000

