

Send tax notice to:
MORGAN JENNINGS BALDWIN MOORE
2464 FOREST LAKES LANE
STERRETT, AL, 35147

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

2017409T

20170802000278750
08/02/2017 12:59:15 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JUAN MILHOUSE and CHILEE A. MILHOUSE, husband and wife **whose mailing address** is: 70 Perimeter Center East, Apt 1209, Dunwoody GA 30346 (hereinafter referred to as "Grantors") by MORGAN JENNINGS BALDWIN MOORE and ROBERT TANNER MOORE **whose property address** is: 2464 FOREST LAKES LANE, STERRETT, AL, 35147 (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 552, as recorded in the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Page 25 A and B, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, page 25 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, including those recorded in Book 53, Page 262, and Book 331, Page 262.
4. Articles of Incorporation of Forest Lakes Homeowner's Association, Inc. as recorded in Instrument #20061020000520120.
5. General covenants, restrictions and easements as recorded in Instrument #20031006000671370; Supplemental Declarations as recorded in Instrument #20090116000014940 and Instrument #20140611000176250.
6. Easement to Exchange Security Bank as recorded in Book 287, Page 888.
7. Restrictions in favor of Shelby County, Alabama as recorded in Instrument #1997-25449.
8. Right-of-way to Alabama Power Company recorded in Deed Book 228, Page 339.

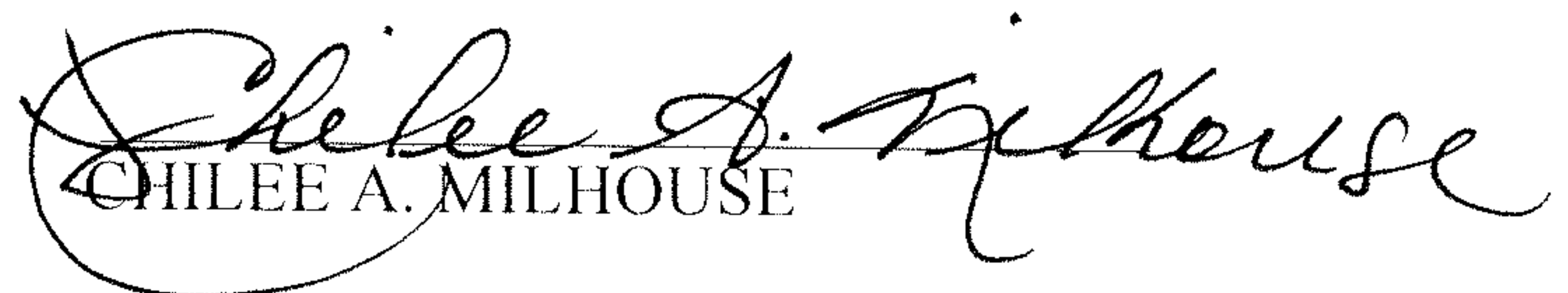
9. Easement to Alabama Power Company as recorded in Deed Book 126, page 191; Deed Book 126, page 323; Deed Book 139, Page 127 and Deed Book 236, Page 829.
10. Right of way to Shelby County for Ingress and Egress, recorded in Official Records Instrument #1993-03955; Instrument #1993-13957; Instrument #1993-03959; Instrument #1993-03960; Instrument #1993-03961; Instrument #1993-03964; Instrument #1993-03965; and Instrument #1993-03966.
11. Ordinance recorded in Instrument #20110915000272740.

\$130,591.00 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 31st day of July, 2017.

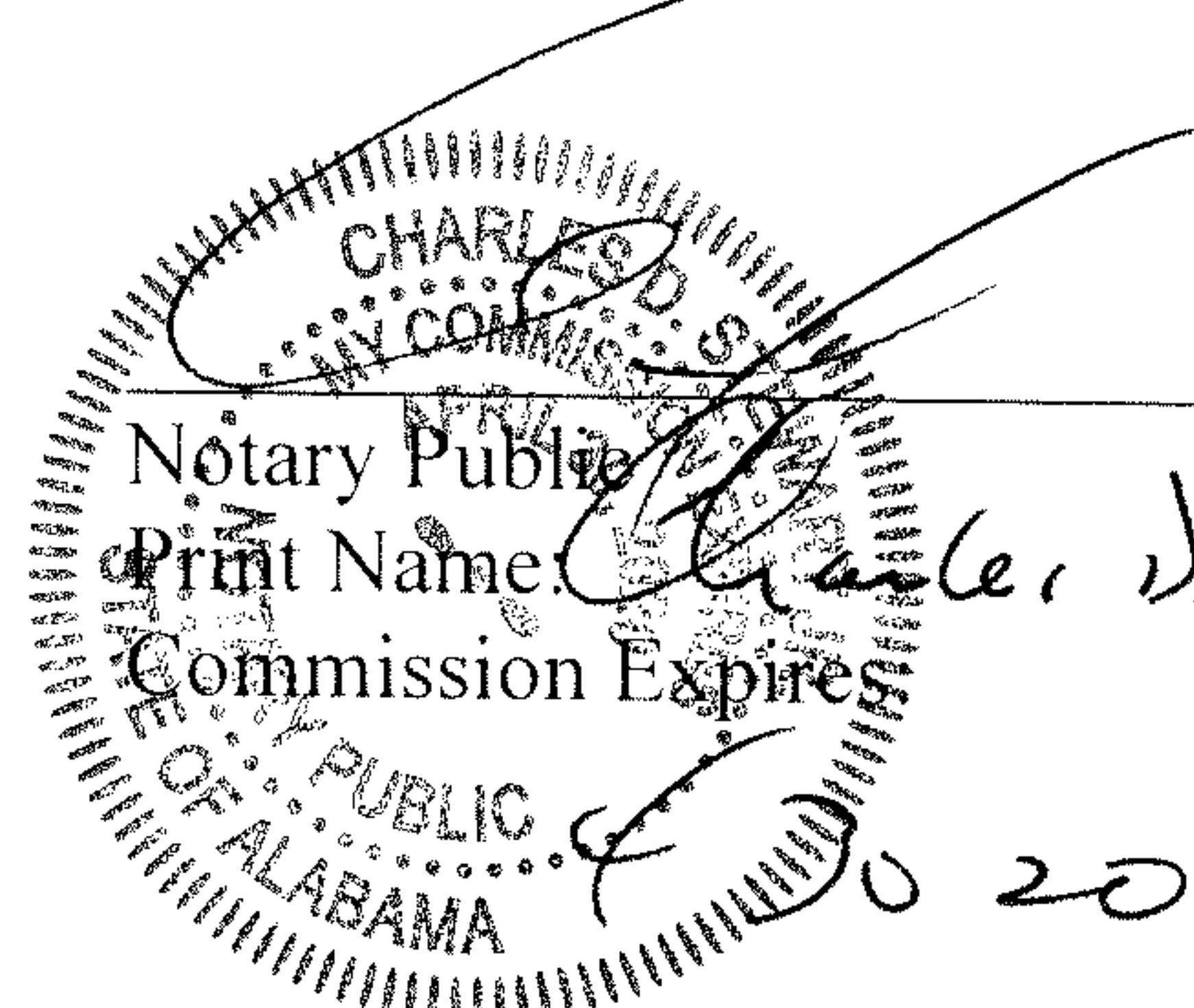

JUAN MILHOUSE


CHILEE A. MILHOUSE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUAN MILHOUSE and CHILEE A. MILHOUSE 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 31st day of July, 2017.


Notary Public
Print Name Charles D. Stewart
Commission Expires 06 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2017 12:59:15 PM
\$20.50 CHERRY
20170802000278750

