

Send tax notice to:
SHANNON R MOORE
3052 VALLEY RIDGE ROAD
BIRMINGHAM, 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

2017427

WARRANTY DEED

20170804000283090
08/04/2017 01:35:21 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, R. BRIAN BLAND and spouse, M. ERIC NELSON **whose mailing address** is: 929 Cove Circle, Hoover AL 35244 (hereinafter referred to as "Grantors") by SHANNON R MOORE **whose property address** is: 3052 VALLEY RIDGE ROAD, BIRMINGHAM, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45, 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. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Easement to Southern Bell Telephone and Telegraph Company, as recorded in Volume 320, Page 878.
4. Easement to Water Works Board of the City of Birmingham, as recorded in Volume 312, Page 926.
5. Easement recorded in Volume 347, Page 866, in the Probate Office of Shelby County, Alabama.
6. Easement(s) to Alabama Power Company by instrument(s) recorded in Real 240, Page 804; Real 348, Page 751; Misc. Volume 14, Page 424; Real 34, Page 614; Real 84, Page 298; Real 340, Page 816; Real 105, Page 875 and Real 131, Page 763.
7. Restrictions appearing of record in Real 268, Page 605 and Instrument No. 20050110000014390.
8. Terms and Conditions of Articles of Incorporation of Inverness Master Homeowners Association, Inc. as recorded in Book 44, Page 69.
9. Easement to Shelby County Education Board, as recorded in Instrument No. 1999-29881.
10. Easement to BellSouth Telecommunications, as recorded in Instrument No. 1999-29883.

11. Easement agreement recorded in Instrument No. 20041221000695220, in the Probate Office of Shelby County, Alabama.
12. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 20050204000058110, in the Probate Office of Shelby County, Alabama.
13. Right(s) of way to Residential Association, as recorded in Instrument No. 20050425000197760.
14. Drainage Easement Encroachment Agreement recorded in Instrument No. 20050309000108410, in the Probate Office of Shelby County, Alabama.

\$0.00 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 3rd day of August, 2017.

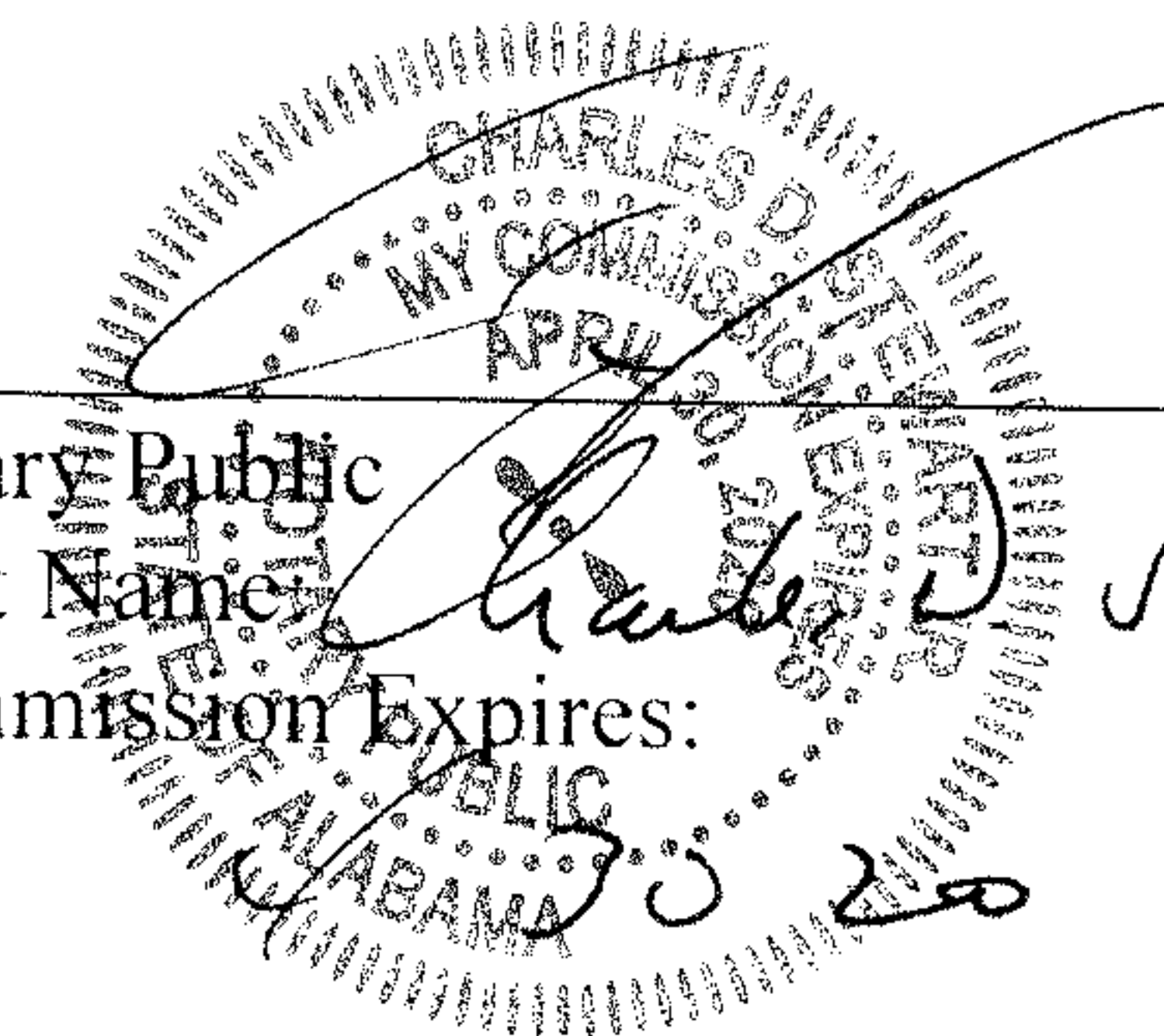

R. BRIAN BLAND


M. ERIC NELSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. BRIAN BLAND and M. ERIC NELSON 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 3rd day of August, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2017 01:35:21 PM
\$318.00 CHERRY
20170804000283090

