

Send tax notice to:
MAURICE STUART NICHOLSON
705 HAYCORT LANE
BIRMINGHAM, AL, 35244

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

2017407

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BARRETT L MOSBACKER and BEVERLY K MOSBACKER, husband and wife, **whose mailing address** is: 1931 Dovershire Ct, Chesterfield, MO 63017 (hereinafter referred to as "Grantors") by MAURICE STUART NICHOLSON **whose property address** is: 705 HAYCORT LANE, BIRMINGHAM, AL, 35244 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 50, according to the Amended Map of The Highlands, 1st Sector, as recorded in Map Book 19, Page 132, 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, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any mineral or mineral rights leased, granted or retained by current or prior owners.
4. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
5. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 186, Page 357; Deed Book 228, Page 648 and Deed Book 225, Page 385, and any damages relating to the exercise of such rights or the extraction of such minerals.

6. Easements as set out in Real Volume 24, Page 565 and in Real Volume 144, Page 335.
7. Restrictions appearing of record in Instrument No. 1993-28823, but deleting any restrictions based on race, color, creed or national origin.

\$244,000.00 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 31st day of July, 2017.


BARRETT L MOSBACKER


BEVERLY K MOSBACKER

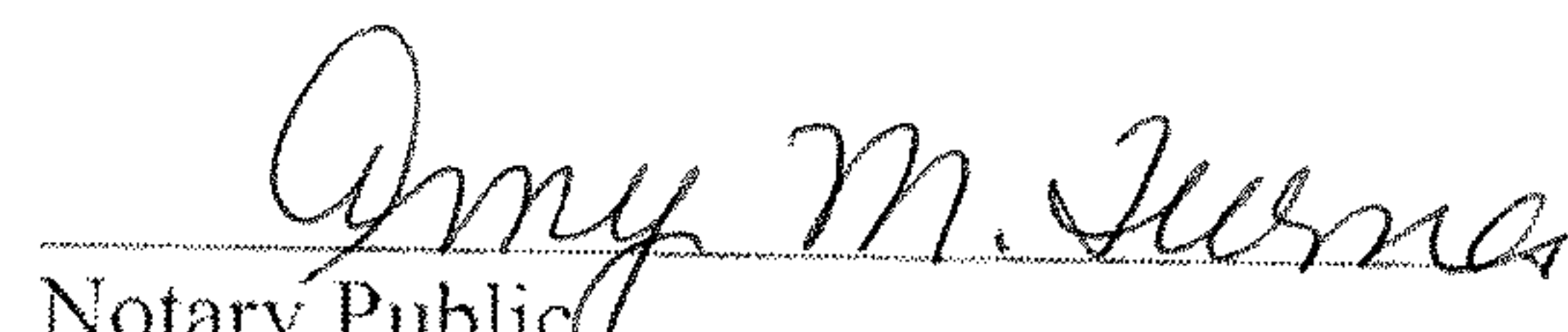
STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARRETT L MOSBACKER and BEVERLY K MOSBACKER 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 4th day of August, 2017.



AMY M. TURNER
My Commission Expires
December 11, 2017
St. Charles County
Commission #13808021


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 10:36:19 AM
\$79.00 CHERRY
20170808000286130

