

Send tax notice to:
DAVID J KUSH
1829 STONE BROOK LANE
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

2017413

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM B LONG and REBECCA L LONG, husband and wife, whose mailing address** is: 20 Nevinshire Place, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **DAVID J KUSH and CARA C KUSH whose property address** is: 1829 STONE BROOK LANE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1-B, according to the Survey of The Cottages at Brook Highland, as recorded in Map Book 16, page 129, 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 appearing of record in Real 288, page 466 and amended in Instrument 1993-11895, in the Probate Office of Shelby County, Alabama.
3. Map Book 16, page 129 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
4. Declaration of Protective Covenants as recorded in Real Volume 288, Page 465, Articles of Incorporation as recorded in Book 41, Page 518 and By-Laws of Stoneybrook Residential Association recorded in Book 41, Page 530, in the Probate Office of Shelby County, Alabama.
5. Restrictive Agreement as recorded in Real Volume 220, page 339, in the Probate Office of Shelby County, Alabama.

6. Easement for sanitary sewer lines and water lines in favor of the Water Works and Sewer Board of the City of Birmingham recorded in Real Volume 194, Page 1 and Real Volume 194, Page 43 in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 207, Page 380 in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages, as recorded in Deed Book 327, Page 553 and Deed Book 32, Page 183, in the Probate Office of Shelby County, Alabama.
9. Declaration of Protective Covenants as recorded in Real Volume 194, Page 54, in the Probate Office of Shelby County, Alabama.
10. Sewer Line Easement recorded in Real Volume 107, page 916 in the Probate Office of Shelby County, Alabama.

\$190,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 4th day of August, 2017.



WILLIAM B LONG


REBECCA L LONG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM B LONG and REBECCA L LONG whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, 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.


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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 11:08:23 AM
\$39.50 CHERRY
20170808000286260



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