


This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406


20170809000287630 1/2 \$341.00
Shelby Cnty Judge of Probate, AL
08/09/2017 10:24:45 AM FILED/CERT

STATE OF ALABAMA

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§

WARRANTY DEED

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **MARY W. RIGGINS**, an unmarried woman, herein referred to as Grantor, do grant, bargain, sell and convey unto **BRENDA W. SHIRLEY and JAMES GLENN WILLIAMS**, herein collectively referred to as Grantees, as tenants in common with no right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 225, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Easement (s), Building Line(s) and restrictions(s) as shown on recorded map.
2. Assignment of Developers Rights as recorded in Instrument No. 2002-30821.
3. Right of Way granted to Alabama Power Company recorded in Real 65, Page 1 and Deed Book 332, Page 554.
4. Agreement with Alabama Power Company as to underground cable as recorded in Real 69, Page 445, and covenants pertaining thereto as recorded in Real 69, Page 458.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto including rights set out in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 168; Deed Book 6, Page 16; and Deed Book 111, Page 625.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.
7. Right of Way granted to Alabama Power Company recorded in Deed Book 332, Page 554.
8. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto including release of damages including rights set out in Deed Book 121, Page 294, Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; Deed Book 111, Page 625 and Deed Book 268, Page 344.
9. Restrictions and covenants appearing of record in Inst. No. 2003-59578.
10. Right of Way granted to Alabama Power Company Recorded in Inst. No. 2004-12713.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

GRANTOR EXPRESSLY RESERVES UNTO HERSELF A LIFE ESTATE IN AND TO THE SUBJECT PROPERTY.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.



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TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees as tenants in common with no right of survivorship, Grantees' heirs or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of August, 2017.

Grantor's Address: Mary W. Riggins
3205 Arbor Hill Trace
Hoover, AL 35244

Grantee's Address: Brenda W. Shirley
13464 Eddie Drive
Lake View, AL 35111

James Glenn Williams
11413 Country Club Drive
Northport, AL 35475

Property Address: 3205 Arbor Hill Trace

Value Per Shelby County Tax Assessor Records: \$323,000~~D.00~~.

Mary W. Riggins
MARY W. RIGGINS

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY W. RIGGINS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of August, 2017.

Melvin J. Phillips
NOTARY PUBLIC
My Commission Expires: 8-8-18