

Prepared by and return to:

Joel Blankenship

Steel City Title

4524 Southlake Pkwy., Ste. 2

Hoover, Alabama 35244

205-671-3100

File#: **2017-54**

Parcel ID#: **28-5-16-2-006-025.000**

20170815000295150

08/15/2017 11:35:40 AM

DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the **11th day of August, 2017**, by and between, **Eric A. Abshire, a married man**, as Grantor(s) whose mailing address is 217 Perthshire Way, Pelham, AL 35126 and **Austin Blake Lockhart and Rachel Lockhart, husband and wife and Randal Lockhart, a married man**, as Grantee(s) whose mailing address is **148 Mayfair Lane, Calera, AL 35040**.

W I T N E S S E T H

That the Grantor(s), for and in consideration of the sum of One Hundred and Sixteen Thousand and Five Hundred No/00) Dollars (\$116,500.00), and other good and valuable considerations to the Grantor(s) in hand paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee(s), his heirs and assigns, all their interest in the following described property, to-wit:

A parcel of land, lying and being in Shelby County, Alabama more particularly described as follows:

Lot 212, according to the Survey of Amended Map of Final Plat of Camden Cove, Sector Six, as recorded in Map Book 30, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: 20120106000008640

***Property described herein does not constitute the homestead of the Grantor or his Spouse.**

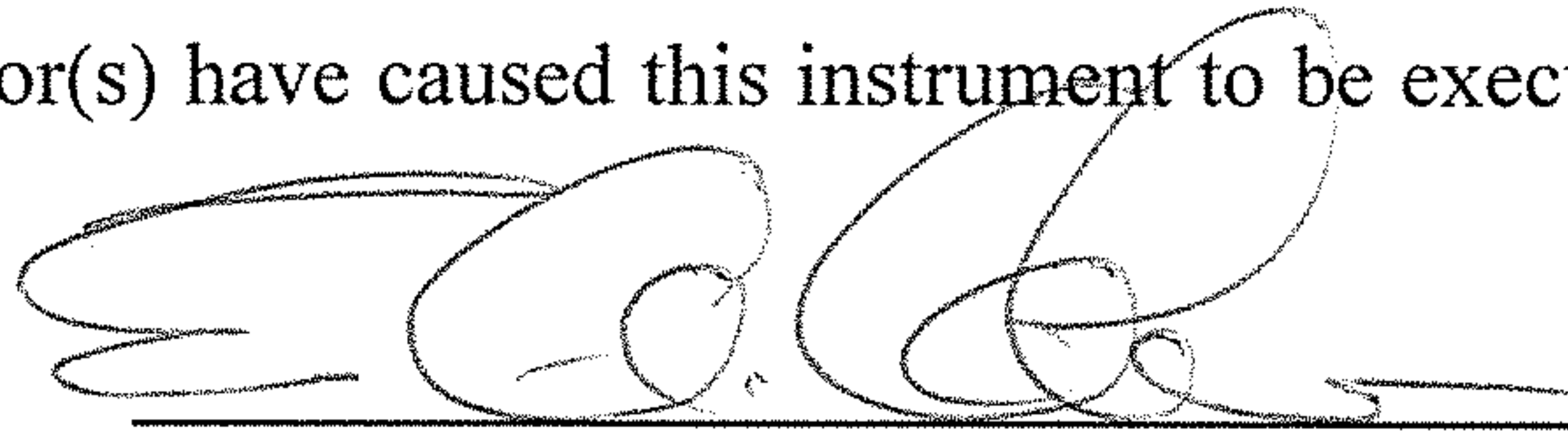
Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad Valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/Right-of-Way to Alabama Power Company as recorded in Deed Book 48, Page 589.
4. Declaration of Protective Covenants recorded in Instrument No. 20020820000394620.
5. Notes, Easements and Building lines as shown on recorded plat.
6. Mineral and Mining rights, if any.

TO HAVE and TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances hereunto belonging or in anywise appertaining unto the Grantee(s), his heirs and assigns, forever.

THE Grantor(s) does hereby covenant with and represent unto the said Grantee(s), his heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except mineral and mineral rights, ad valorem taxes due and payable October 1, 2017, and any restrictions, easements, ways and building setback lines of record, if any in the Office of the Judge of Probate of Shelby County, Alabama and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on the day of and year first above written.


Eric A. Abshire

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Eric A. Abshire**, whose name is signed to the foregoing conveyance and who is/are known me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal the **11th day of August, 2017**.

Notary Public

My commission expires

(SEAL)

Joshua David Hefty
Notary Public, Alabama State At Large
My Commission Expires Jan. 30, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/15/2017 11:35:40 AM
\$21.50 DEBBIE
20170815000295150

