

Send tax notice to:
SARA SCHRIMSHER
481 FOOTHILLS PARKWAY
CHELSEA, AL, 35043

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

2017434T

WARRANTY DEED

20170829000315430
08/29/2017 02:33:39 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DARRELL ROULAND and GLENDA ROULAND, HUSBAND AND WIFE**, whose mailing address is: 3280 Highway 39, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **SARA SCHRIMSHER** whose property address is: 481 FOOTHILLS PARKWAY, CHELSEA, AL, 35043 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 16, according to the map and survey of Foothills Point, as recorded in Map Book 32, page 33, 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, public utility easements, and building setback lines as shown on recorded map and survey of Foothills Point Subdivision recorded in Map Book 32, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those rights reserved in Book 69, Page 177.
4. Deeds conveying common areas to Foothills Point Owners Association, Inc., as recorded in Instrument #20061221000622590 and Instrument #20070223000084810.
5. Easement granted to Alabama Power Company recorded in Book 127, Page 317.
6. Easement granted to South Central Bell recorded in Book 320, Page 931 and Book 336, Page 230.
7. Corporate Documents recorded in Instrument #20031223000824050, Instrument #20061013000507820, Instrument #2000/25054 and Instrument #20050422000191190.
8. Sewer service agreement recorded in Instrument #20121102000422240.

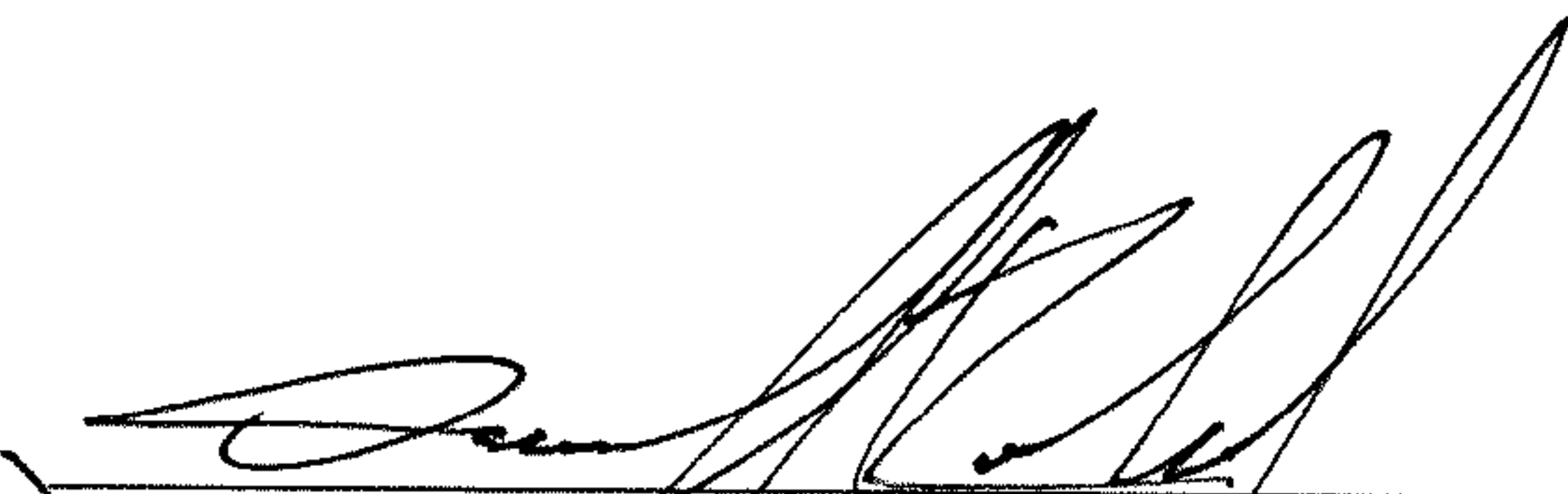
9. Declaration of Covenants, Conditions, and Restrictions recorded Instrument #20031223000824110 and amended Instrument #20051102000569440.


\$196,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, her 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 Grantee, her 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 25th day of August, 2017.



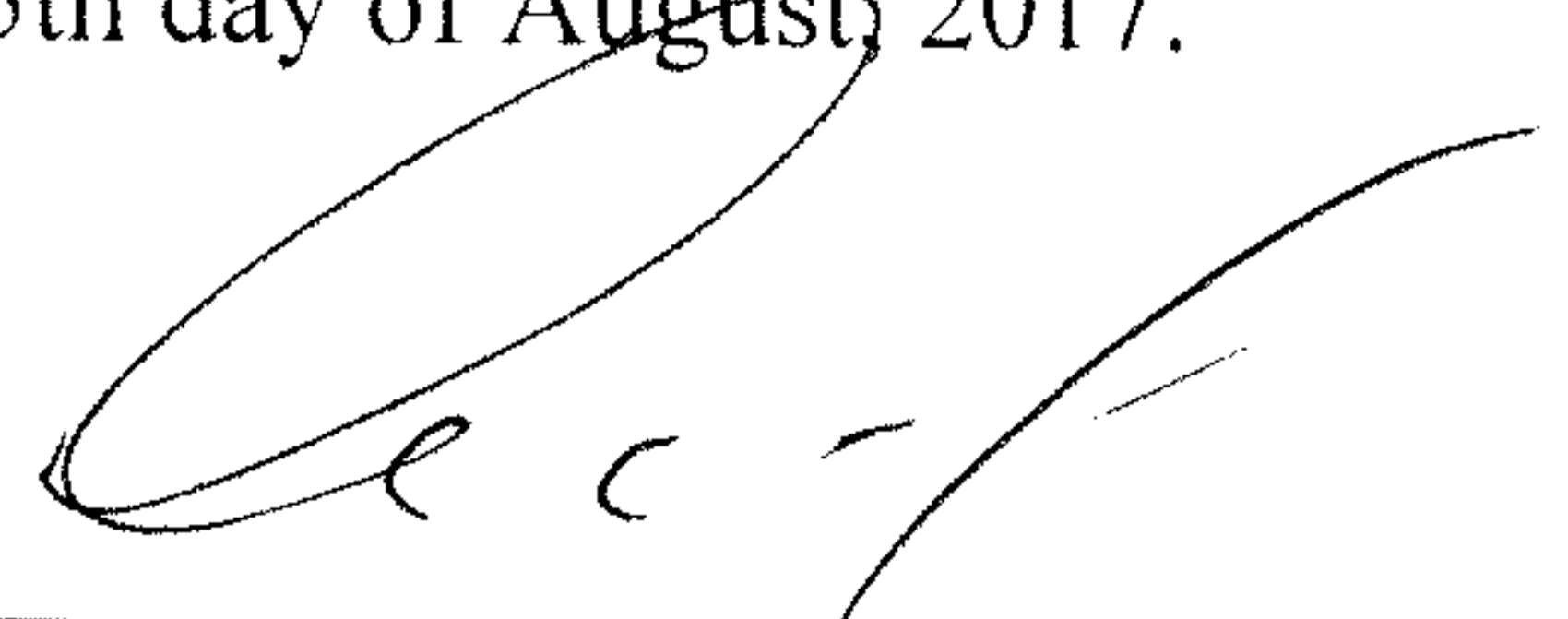
DARRELL ROULAND


GLENDA ROULAND

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARRELL ROULAND and GLENDA ROULAND 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 25th 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
08/29/2017 02:33:39 PM
\$67.00 CHERRY
20170829000315430

