

Send tax notice to:
JON MATTHEW CROSBY
2009 FOREST LAKES
STERRETT, AL, 35147

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

2017467

20170829000315510
08/29/2017 02:42:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$204,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM D MONTGOMERY and AMY MONTGOMERY, HUSBAND AND WIFE** whose mailing address is: 10303 Kenley Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **JON MATTHEW CROSBY** whose property address is: 2009 FOREST LAKES, STERRETT, AL, 35147 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 498, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, 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. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262 and Deed Book 331, Page 262.
4. Such state of facts as shown on Final Plat of Forest Lakes, Sector 5, as recorded in Map Hook 34, Page 122A, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2005-616500 and Instrument No. 2005-650920, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829, in the Probate Office of Shelby County, Alabama.
7. Easement as recorded in Instrument No. 20050204000058230, in the Probate Office of Shelby County, Alabama.
8. Easement to Shelby County as recorded in Instrument No. 1993-03955; Instrument No. 1993-03957; Instrument No. 1993-03959; Instrument No. 1993-03960; Instrument No. 1993-03961; Instrument No. 1993-03964;


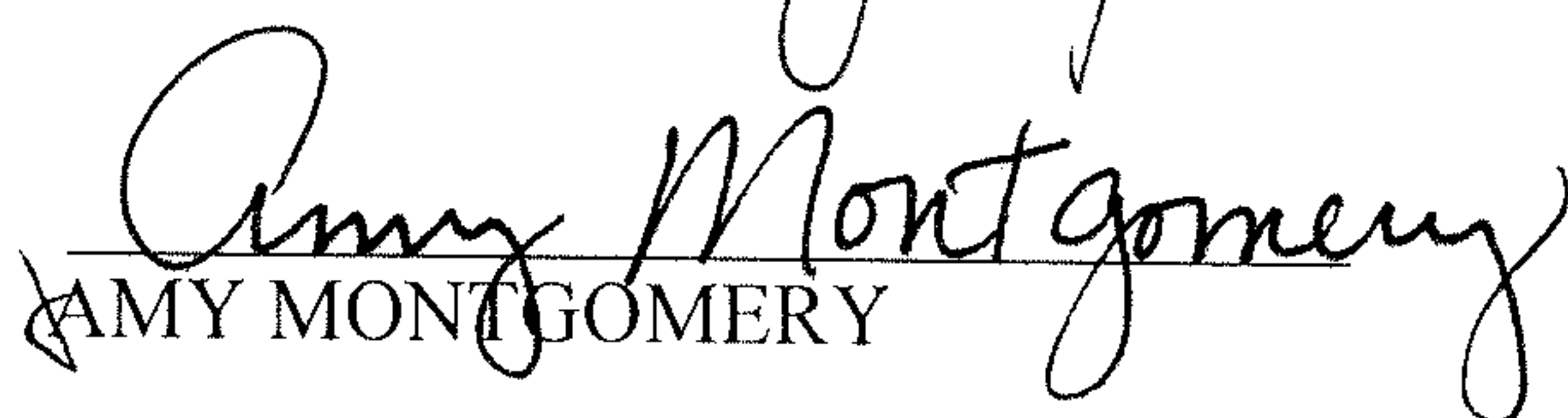
Instrument No. 1993-03965 and Instrument No. 1993-03966, in the Probate Office of Shelby County, Alabama.

\$163,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, his 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, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

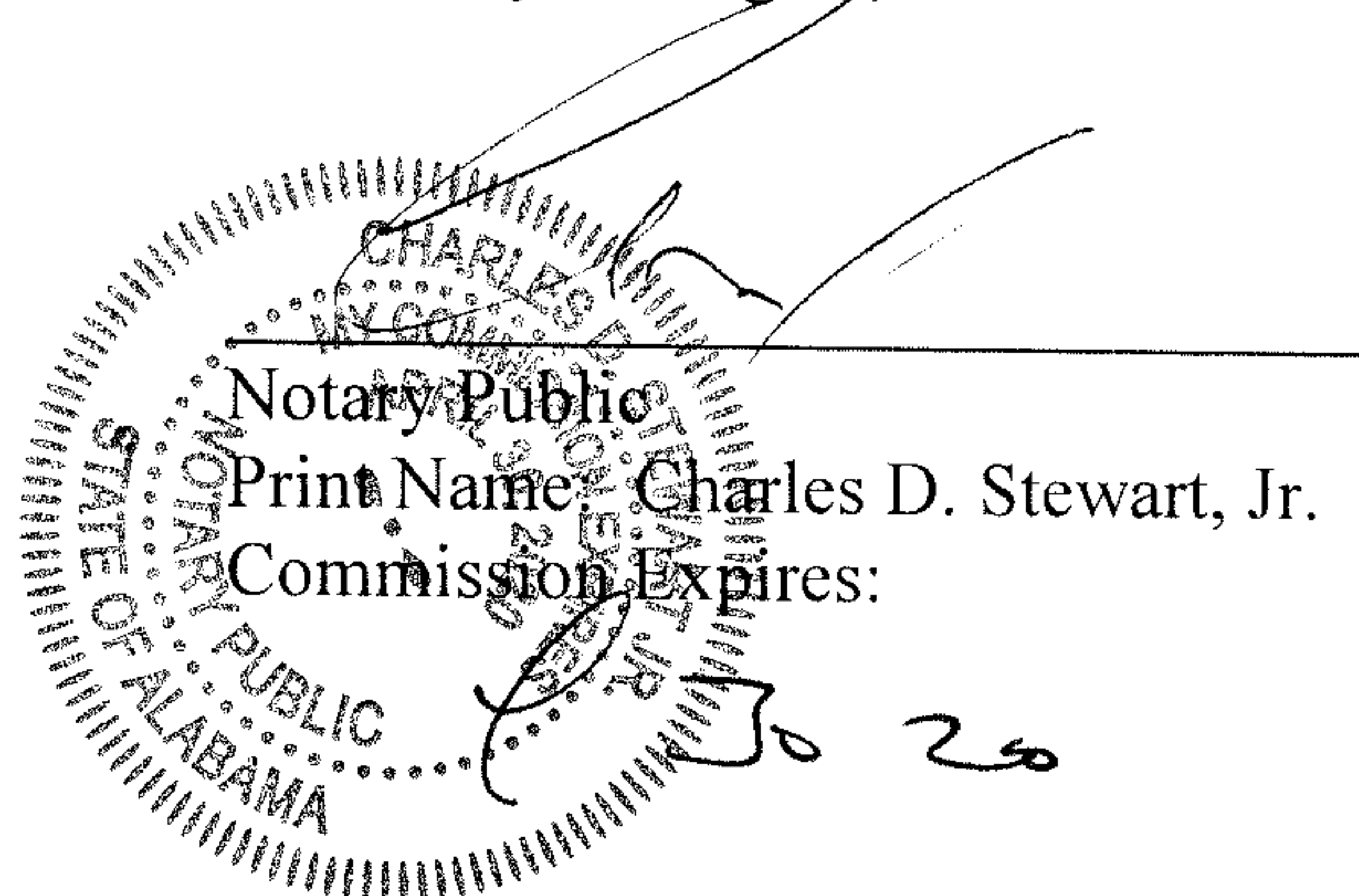
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28th day of August, 2017.


WILLIAM D MONTGOMERY

AMY MONTGOMERY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM D MONTGOMERY and AMY MONTGOMERY 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 28th day of August, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 03/26/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/29/2017 02:42:10 PM
\$59.00 CHERRY
20170829000315510

