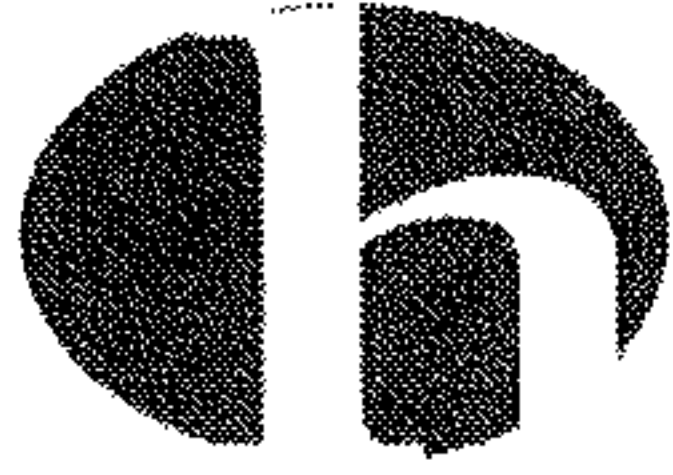


This Instrument Prepared By:

\$ 274,900.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

20170905000321850

09/05/2017 10:24:34 AM

DEEDS 1/3

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$ 274,900.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **MICHAEL T. GRIM and AMANDA G. GRIM, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto DANIEL C. TOPPING AND CAROL C. TOPPING (hereinafter referred to as **GRANTEE/S**); ~~the~~ the following real property located in Shelby County, Alabama: **\*\*for and during their joint lives as joint tenants, and upon the death of either, then to the survivor, in fee simple** **SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Declaration and Protective Covenants recorded in Instrument No. 1999-32467.
5. Easement granted Alabama Power Company by instrument recorded in Deed Book 124, Page 516; Deed Book 126, Page 191; Deed Book 126, Page 192; Deed Book 126, Page 323; Deed Book 133, Page 210; Deed Book 139, Page 127; Deed Book 236, Page 825.
6. Reservation of oil, gas and minerals contained in instrument recorded in Volume 53, Page 262.
7. Terms, conditions, obligations, rules, regulations and by-laws of The Arbors of Forest Park Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument No. 20050113000022240.
8. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the

matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 28 day of June, 2017.

Michael T. Grim  
MICHAEL T. GRIM

Amanda G. Grim  
AMANDA G. GRIM

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **MICHAEL T. GRIM**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June, 2017.  
(AFFIX NOTARIAL SEAL)

Daniel S. Seguin  
NOTARY PUBLIC  
My Commission Expires: 4/18/2020

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **AMANDA G. GRIM**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June, 2017.  
(AFFIX NOTARIAL SEAL)

Daniel S. Seguin  
NOTARY PUBLIC  
My Commission Expires: 4/18/2020

PROPERTY ADDRESS:  
245 Arbor Court  
Sterrett, AL 35147

GRANTEE'S ADDRESS:  
245 Arbor Court  
Sterrett, AL 35147

GRANTOR'S ADDRESS:  
c/o Stewart Title  
1101 Hillcrest Road, Suite 100  
Mobile, AL 36685

THIS DEED SHALL BE MADE EFFECTIVE ON 8/31/2017

20170905000321850 09/05/2017 10:24:34 AM DEEDS 3/3  
EXHIBIT A

LOT 1004, ACCORDING TO THE SURVEY OF THE ARBORS OF FOREST PARK, AS  
RECORDED IN MAP BOOK 25, PAGE 146, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/05/2017 10:24:34 AM  
\$30.50 CHERRY  
20170905000321850

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.