

Send tax notice to:
KURT R DE KLERCK
440 WATERFORD COVE TRAIL
CALERA, AL, 35040

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

2017487T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DUSTAN GASS and LINDSAY GASS, HUSBAND AND WIFE**, whose mailing address is: 157 Revolutionary Way Montevallo, AL 35115 (hereinafter referred to as "Grantors") by **KURT R DE KLERCK and AMANDA E DE KLERCK** whose property address is: 440 WATERFORD COVE TRAIL, CALERA, AL, 35040 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 709, according to the survey of Waterford Cove-Sector 3, as recorded in Map Book 31, Page 146, 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. 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.
3. Right of Way recorded in Official Records Book 240, Page 36, of the Probate Records of Shelby County, Alabama.
4. Grant to the State of Alabama for Railroad recorded in Official Records Book 278, Page 5, of the Probate Records of Shelby County, Alabama. Terms and Conditions recorded in Official Records Book 1995, Page 1640, of the Probate Records of Shelby County, Alabama. Minerals and Mining rights, together with Release of Damages recorded in Official Records Book 345, Page 744 and Official Records Instrument #1995-1640, of the Probate Records of Shelby County, Alabama.
5. Articles of Organization of Waterford, LLC recorded in Official Records Instrument #1999-49065, of the Probate Records of Shelby County, Alabama.
6. Ordinance recorded in Official Records Instrument #2000-0006, of the Probate Records of Shelby County, Alabama.

7. Articles of Waterford Home Owners Association recorded in Official Records Instrument #2001-12817, of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument #2000-40215, Instrument #2001-12819 and Instrument #20040820000467080, of the Probate Records of Shelby County, Alabama.

\$246,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their 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 Grantees, their 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 31st day of August, 2017.



DUSTAN GASS

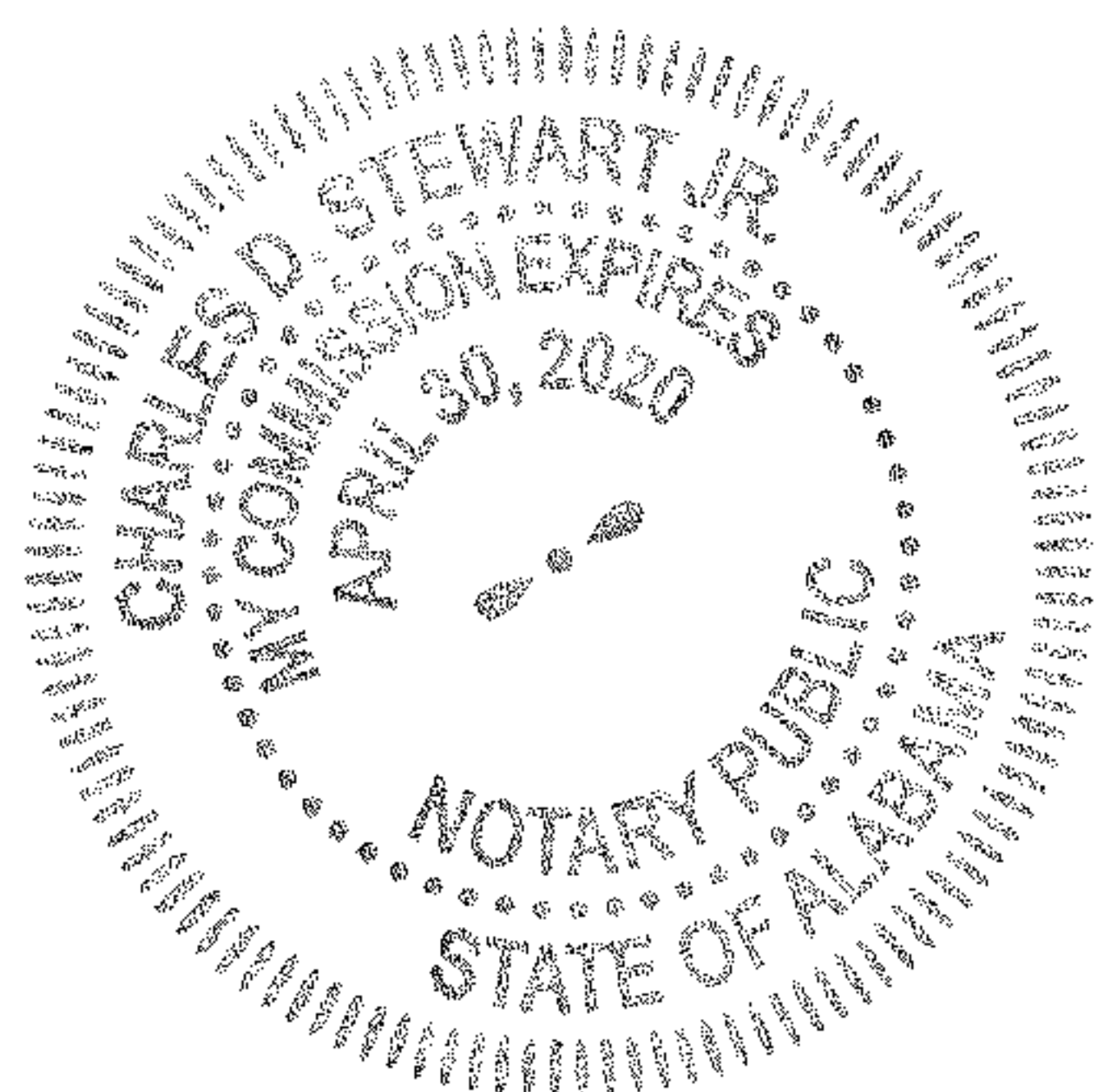


LINDSAY GASS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUSTAN GASS and LINDSAY GASS 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 31st day of August, 2017.





Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 11:56:44 AM
\$31.00 CHERRY
20170905000322990

