

20170906000325000
09/06/2017 10:12:20 AM
DEEDS 1/3

Send tax notice to:
BRITTANY MATSON
2125 SUN VALLEY ROAD
HARPERSVILLE, AL, 35078

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

2017454

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DONNIE LANSFORD and DEBORAH LANSFORD, HUSBAND AND WIFE **whose mailing address** is: PO BOX 306, Harpersville, AL 35078 (hereinafter referred to as "Grantors") by BRITTANY MATSON AND JAMES CHRISTOPHER DAUGHERTY **whose property address** is: 2125 Sun Valley Road, Harpersville, AL, 35078 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

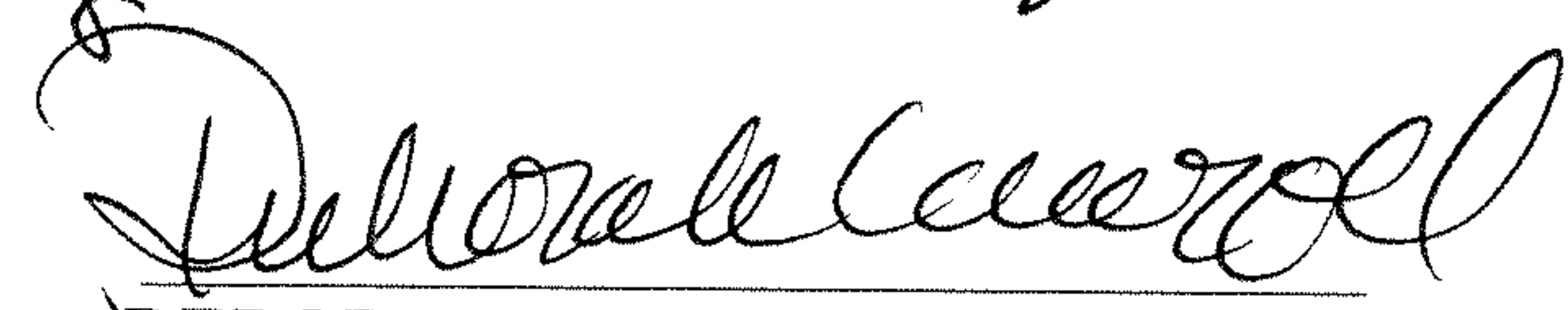
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto and those rights reserved in Deed Book 349, Page 95.
3. Permit to Alabama Power Company recorded in Deed Book 11, Page 142, in the Probate Office of Shelby County, Alabama.
4. Covenants, conditions and restrictions as recorded in Deed Book 349, Page 95, in the Probate Office of Shelby County, Alabama.
5. Easement and rights of others in and to use of said easement s described in Instrument #20090909000345970, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Instrument #20091215000459310 in the Probate Office of Shelby County, Alabama.

\$162,011.00 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.

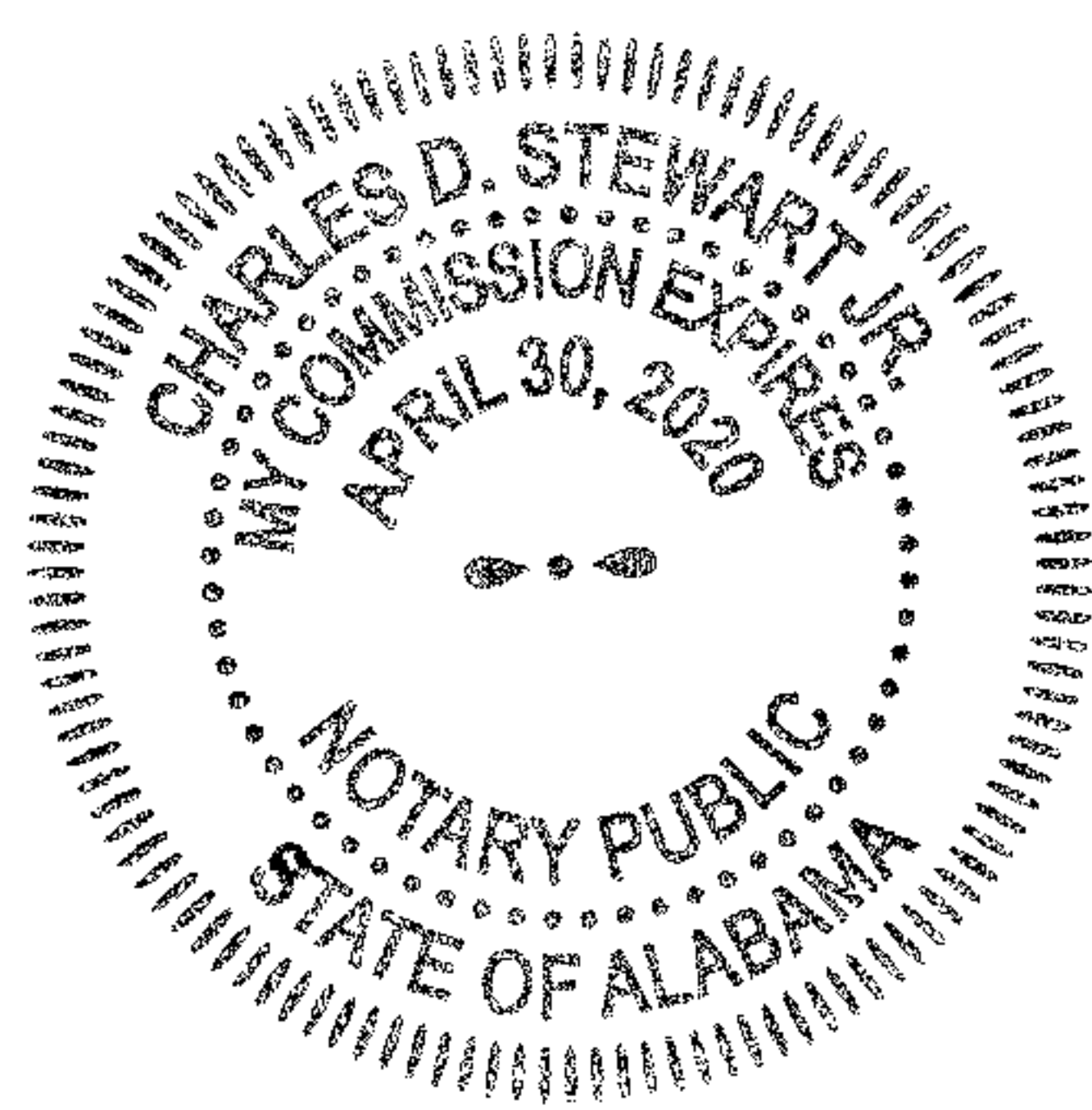
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 1st day of September, 2017.

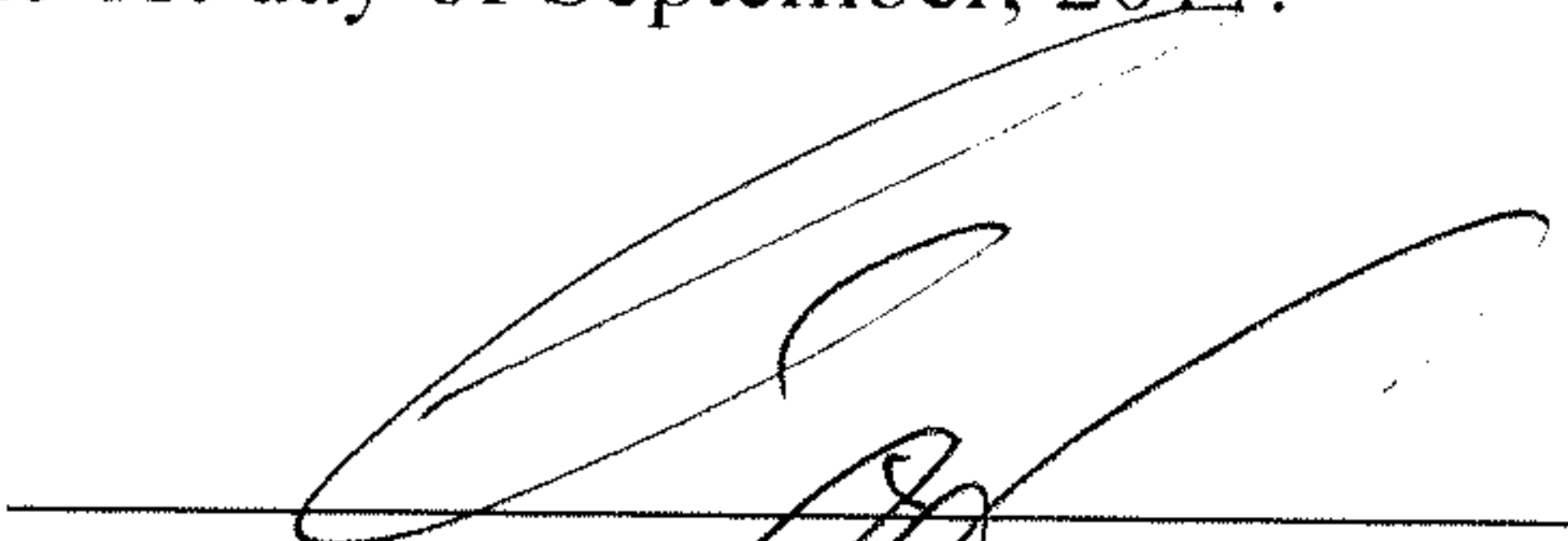

DONNIE LANSFORD

DEBORAH LANSFORD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNIE LANSFORD and DEBORAH LANSFORD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2017.




Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-30-20

LEGAL DESCRIPTION
EXHIBIT "A"

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 20 South, Range 2 East. Shelby County, Alabama; thence North 89 degrees 05 minutes 24 seconds East a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: North 02 degrees 42 minutes 52 seconds East, a distance of 769.83 feet to a fence corner; thence North 89 degrees 41 minutes 39 seconds West a distance of 40.56 feet to a fence corner; thence South 89 degrees 31 minutes 24 seconds West a distance of 14.93 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence south 69 degrees 27 minutes 31 seconds West a distance of 163.56 feet to a 5/8" capped rebar set; thence North 25 degrees 02 minutes 24 seconds West a distance of 212.91 feet to a 5/8" capped rebar set; thence North 89 degrees 23 minutes 15 seconds East a distance of 250.80 feet to a 5/8" capped rebar set; thence South 03 degrees 06 minutes 47 seconds West a distance of 138.39 feet to the point of beginning.

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 05 minutes 24 seconds East a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: North 02 degrees 42 minutes 52 seconds East, a distance of 785.68 feet to the point of beginning; thence South 66 degrees 34 minutes 42 seconds West a distance of 66.07 feet; thence North 138.39 feet; thence East to an existing fence; thence South along said fence to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2017 10:12:20 AM
\$24.00 DEBBIE
20170906000325000

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.