

Send tax notice to:
MELANIE ANNE GOSS
129 SHORE FRONT LN
WILSONVILLE, AL, 35186

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

2017469

WARRANTY DEED

**20170911000330670
09/11/2017 12:21:53 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$399,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KRISTINE C. BRAUER and TROY A. BRAUER, WIFE AND HUSBAND **whose mailing address is:**

365 Heritage Dr Birmingham, AL 35214 (hereinafter referred to as "Grantors") by MELANIE ANNE GOSS **whose property address is:** 129 SHORE FRONT LN, WILSONVILLE, AL, 35186 (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 132, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.

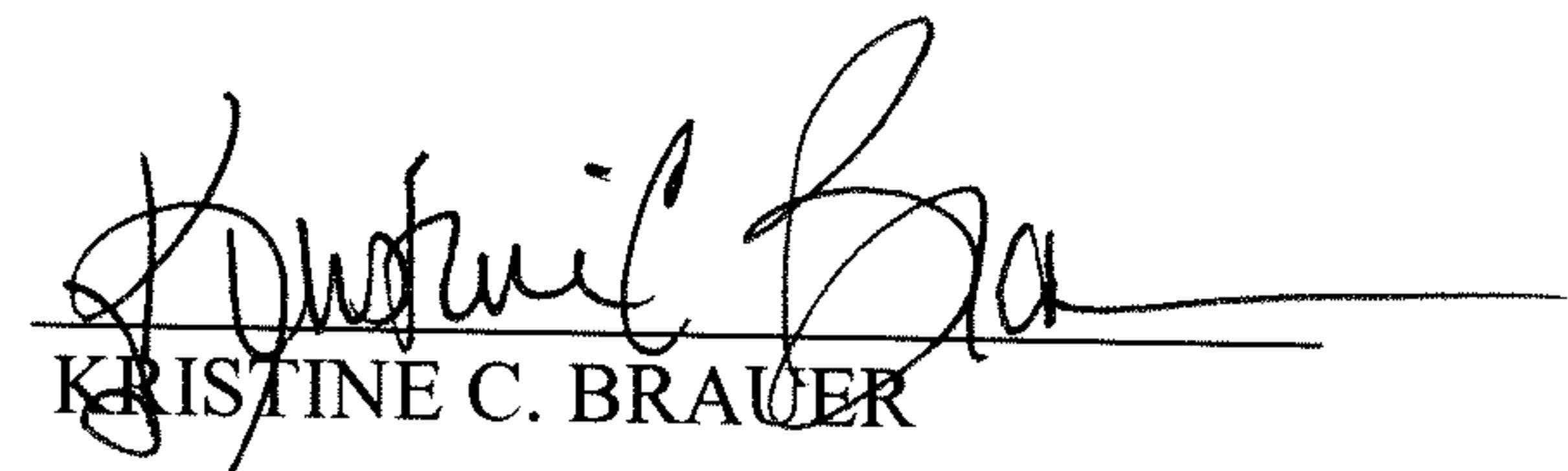
SUBJECT TO:

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. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
4. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, rights of ways and limitations shown of record.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Restrictions, public utility easements, and building setback lines as shown on recorded map of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.
7. Covenant for storm water runoff control as recorded in Instrument #20040512000249490, in the Probate Office of Shelby County, Alabama.
8. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges assessments and liens provided in the Covenants, Conditions and restrictions recorded in Instrument #20040420000204930, in the Probate Office of Shelby County, Alabama.

\$379,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 7th day of September, 2017.



KRISTINE C. BRAUER

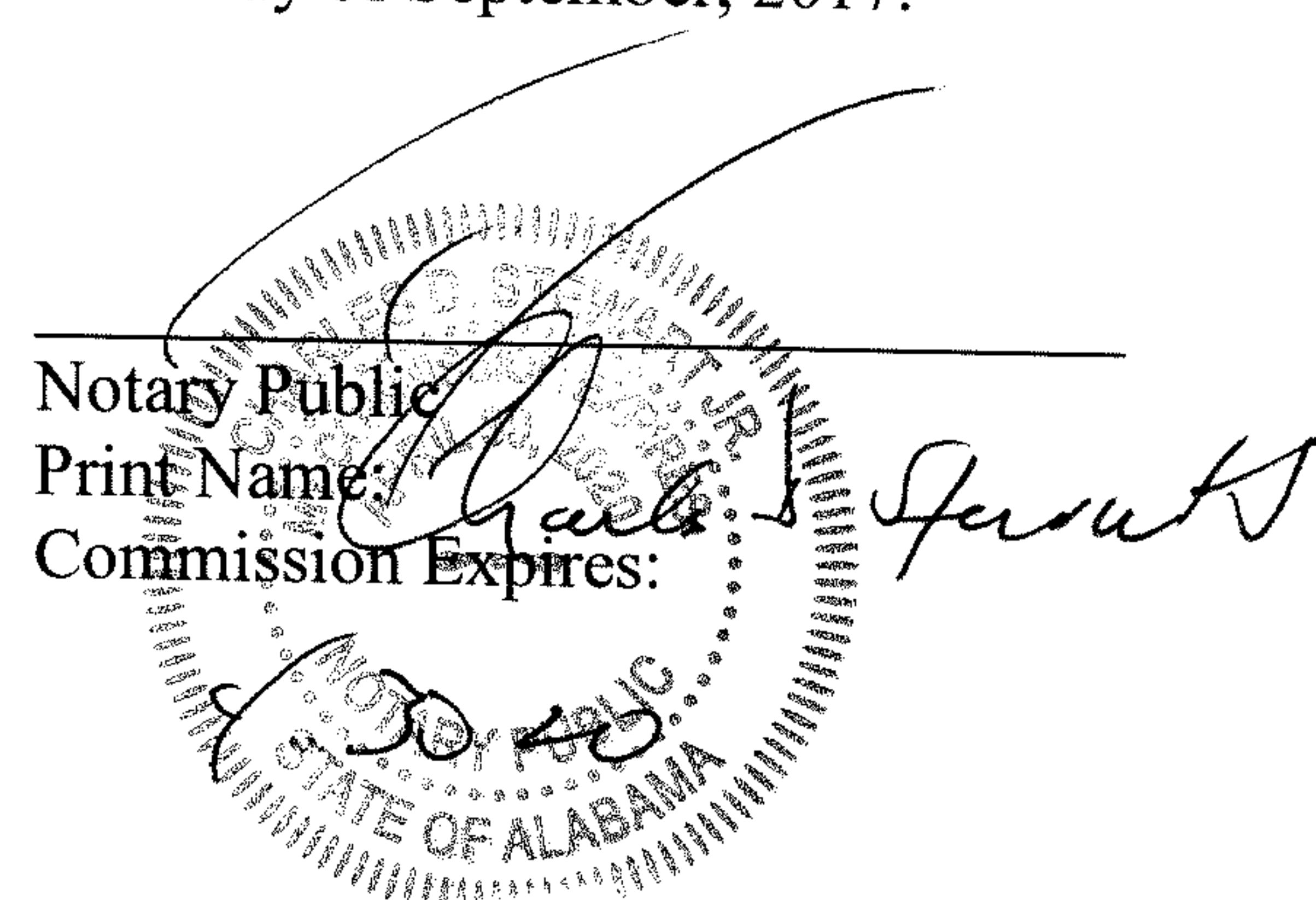


TROY A. BRAUER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTINE C. BRAUER and TROY A. BRAUER 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 7th day of September, 2017.



Notary Public
Print Name: *Kristine C. Brauer*
Commission Expires: *Sept 2018*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 12:21:53 PM
\$38.00 CHERRY
20170911000330670

