

Send tax notice to:  
JASON S EDWARDS  
939 COPENA DRIVE  
PELHAM, AL, 35124

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

2017501T

**WARRANTY DEED**

20170911000330760  
09/11/2017 12:37:50 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, THOMAS H WATKINS, a single individual **whose mailing address is:**  
4730 Colonnade Place, Apt 34, Birmingham, AL 35243 (hereinafter referred to as "Grantors") by JASON S EDWARDS and AMY C. EDWARDS **whose property address is:** 939 Copena Drive, Pelham, Al, 35124 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 7, IN BLOCK 4, ACCORDING TO THE MAP AND SURVEY OF INDIAN WOODS FOREST, 4TH SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 112, IN THE OFFICE OF THE JUDGE OF PROBATE 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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF INDIAN WOODS FOREST, 4TH SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 112, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. 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
4. CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 323, PAGE 321.

\$250,000.00 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 7th day of September, 2017.

  
THOMAS H WATKINS

STATE OF ALABAMA  
COUNTY OF SHELBY

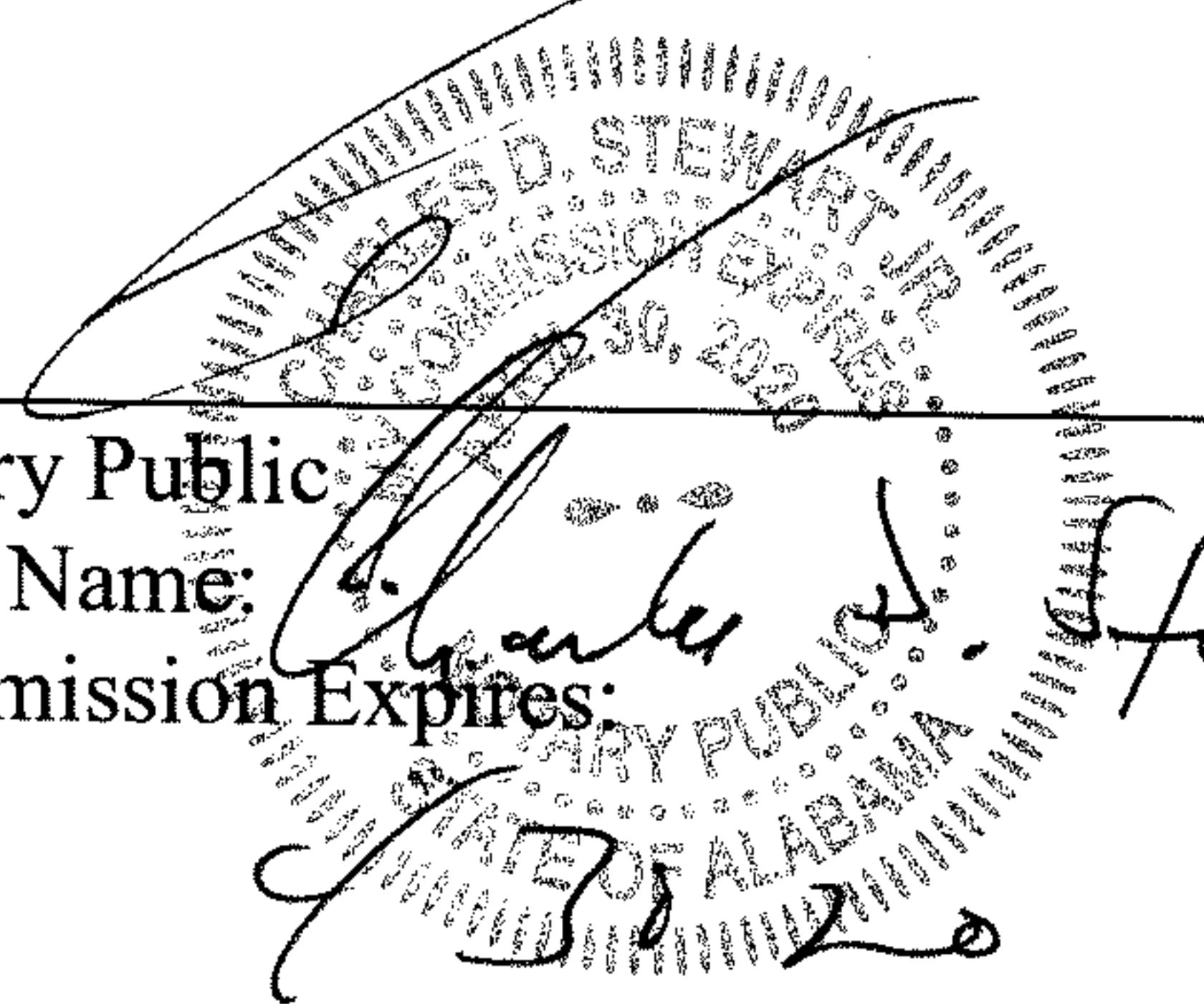
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS H WATKINS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they 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:

Commission Expires:

  
Charles D. Stewart Jr.  
Notary Public  
State of Alabama  
Commission Expires 09/30/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/11/2017 12:37:50 PM  
\$103.00 CHERRY  
20170911000330760

