

Send tax notice to:  
FORREST BLAKE LOVETT  
540 HUNTER HILLS WAY  
CHELSEA, AL, 35043

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

2017468

**20170911000330860**  
**09/11/2017 12:49:04 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MELANIE A. GOSS and LORI LEIGH WEBER, A MARRIED COUPLE and BENJAMIN G. GOSS, A SINGLE INDIVIDUAL, whose mailing address** is: 129 Shore Front Lane, Wilsonville, AL 35043 (hereinafter referred to as "Grantors") by **FORREST B LOVETT and EMILY R LOVETT whose property address** is: 540 Hunter Hills Way, Chelsea, AL, 35043 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 17, ACCORDING TO THE SURVEY OF HUNTER HILLS PHASE THREE, AS RECORDED IN MAP BOOK 23, PAGE 79, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Right of way granted to Alabama Power Company, recorded in Volume 1998, Page 17698.

\$193,440.00 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 7<sup>th</sup> Day of September, 2017.

Melanie A. Goss  
MELANIE A. GOSS

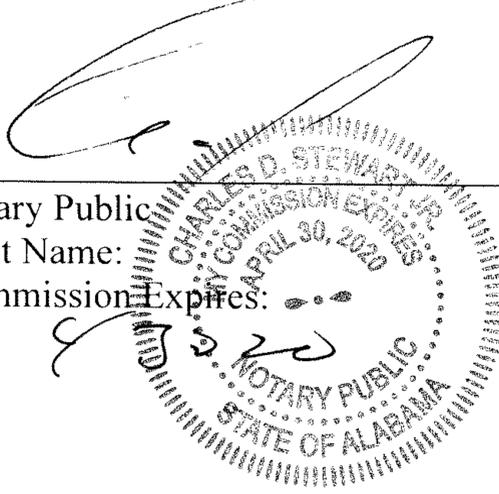
Benjamin Goss  
BENJAMIN G. GOSS

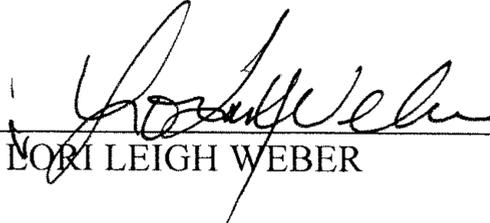
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELANIE A. GOSS and BENJAMIN G. GOSS 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 7<sup>th</sup> day of September, 2017.

[Signature]  
Notary Public  
Print Name:  
Commission Expires:

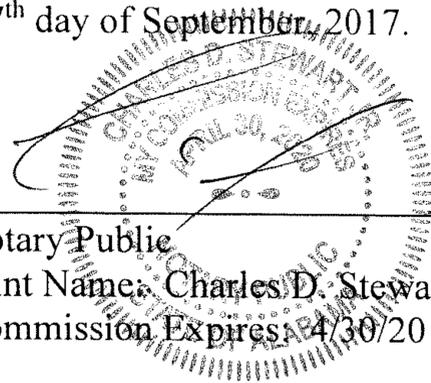


  
LORI LEIGH WEBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORI LEIGH WEBER whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of September, 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  
09/11/2017 12:49:04 PM  
\$27.50 CHERRY  
20170911000330860

