

Send tax notice to:
JAMES WESTON DOW
1094 INVERNESS COVE WAY
HOOVER, AL, 35242

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

2017510

20170919000341640
09/19/2017 03:18:54 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT S KEEL and ASHLEIGH D. KEEL F/K/A ASHLEIGH M. DIBBLE, HUSBAND AND WIFE **whose mailing address is:** 2449 Kenvil Circle, Birmingham AL 35243 (hereinafter referred to as "Grantors") by JAMES WESTON DOW AND FRANCES N. DOW **whose property address is:** 1094 INVERNESS COVE WAY, HOOVER, AL, 35242 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 42-A, according to the Survey of Final Plat of the Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A and B, 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. Easement granted to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819 and Inst. No. 1994+3517
5. Easement granted to the City of Hoover recorded in Inst. No. 1998
6. -24499 and Real 365, Page 871
7. Right of way granted to Alabama Power company recorded I Deed Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 3318, Page 27.
8. Declaration of Protective Covenants recorded in Inst. No. 2005011000020870 and Int. No. 20051006000521560 and amended in Inst. No. 2006013000047870

\$115,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

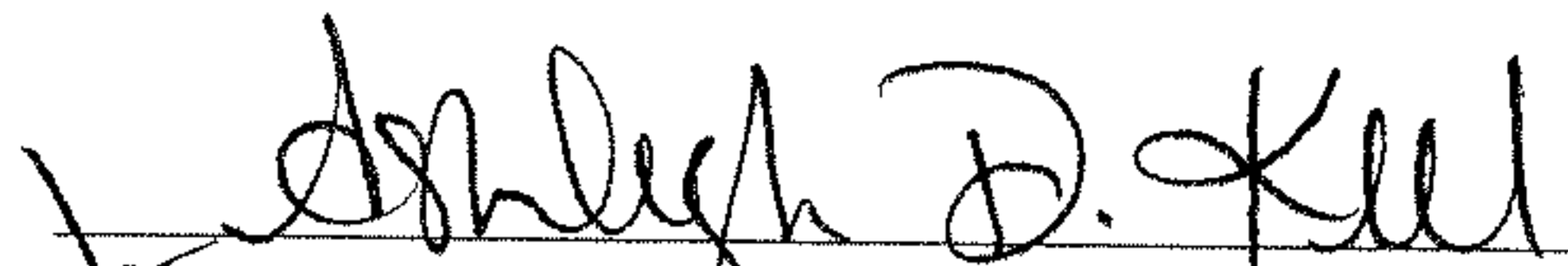
ASHLEIGH M. DIBBLE AND ASHLEIGH D. KEEL ARE ONE AND THE SAME PERSON.

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 15th day of September, 2017.

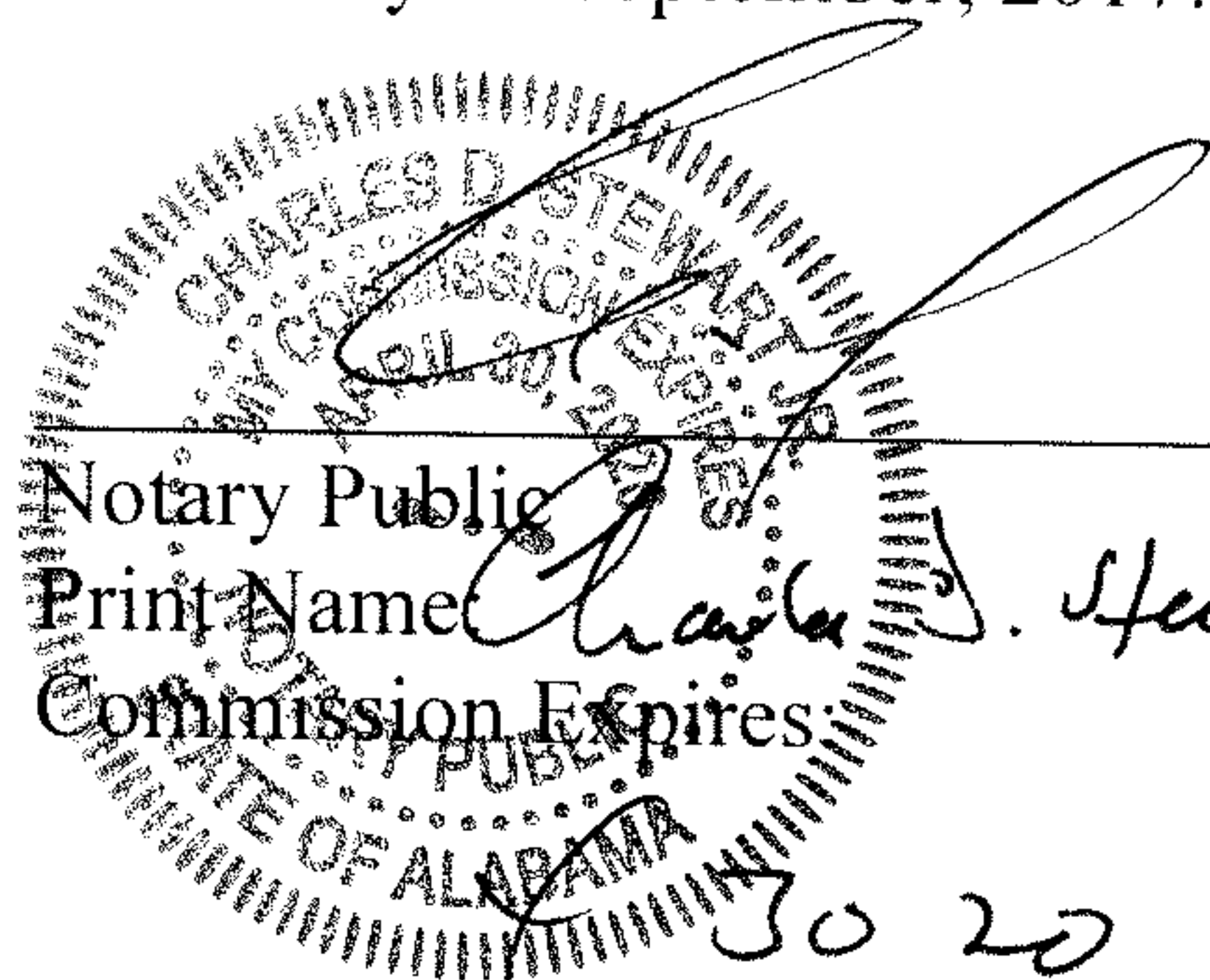

ROBERT S KEEL

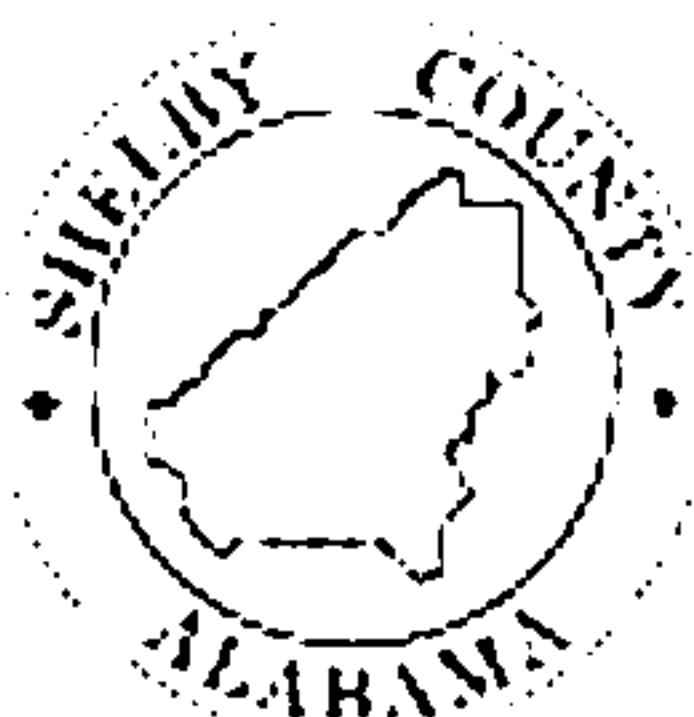

ASHLEIGH D. KEEL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT S KEEL and ASHLEIGH D. KEEL 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 15th day of September, 2017.


Notary Public
Print Name *Charles D. Stewart, Jr.*
Commission Expires *09/19/2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2017 03:18:54 PM
\$112.00 CHERRY
20170919000341640

