

Send tax notice to:
JEREMY SANDERS
373 LAKE KATHRYN DRIVE
STERRETT, AL, 35147

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

2017514

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOSEPH E KEETON III and JANE E KEETON, HUSBAND AND WIFE**, whose mailing address is: 489 Foothills Parkway, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **JEREMY SANDERS and KANDIS SANDERS** whose property address is: 373 LAKE KATHRYN DRIVE, STERRETT, AL, 35147 (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 12, according to the Map and Survey of Lake Kathryn, recorded in Map Book 16, Page 13, 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. 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, whether or not appearing in the Public Records, including those recorded in Real 80, page 425.
3. Articles of Incorporation of Lake Kathryn Owners Association, Inc., as recorded in Instrument #1992-26474 and Real 310, page 238.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #1992-26473.
5. Easement to Alabama Power Company recorded in Deed Book 127, page 368; Deed Book 145, page 15; Deed Book 197, page 353 and Deed Book 294, page 3.
6. Easement to Southern Bell Telephone and Telegraph recorded in Real 303, page 741.
7. Agreement to use of property as recorded in Real 310, page 258.
8. Road Maintenance Agreement recorded in Real 310, page 260.

\$314,500.00 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 25 day of September, 2017.

JOSEPH E KEETON III

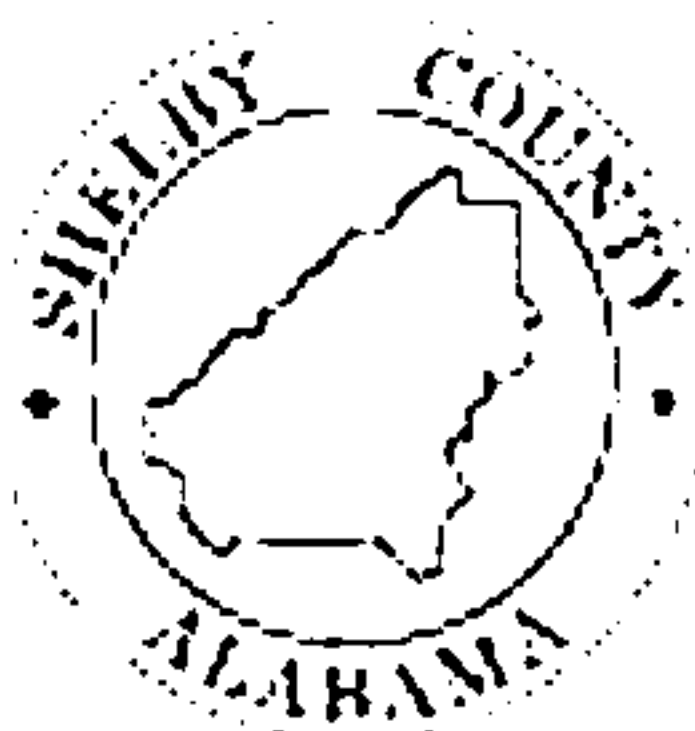
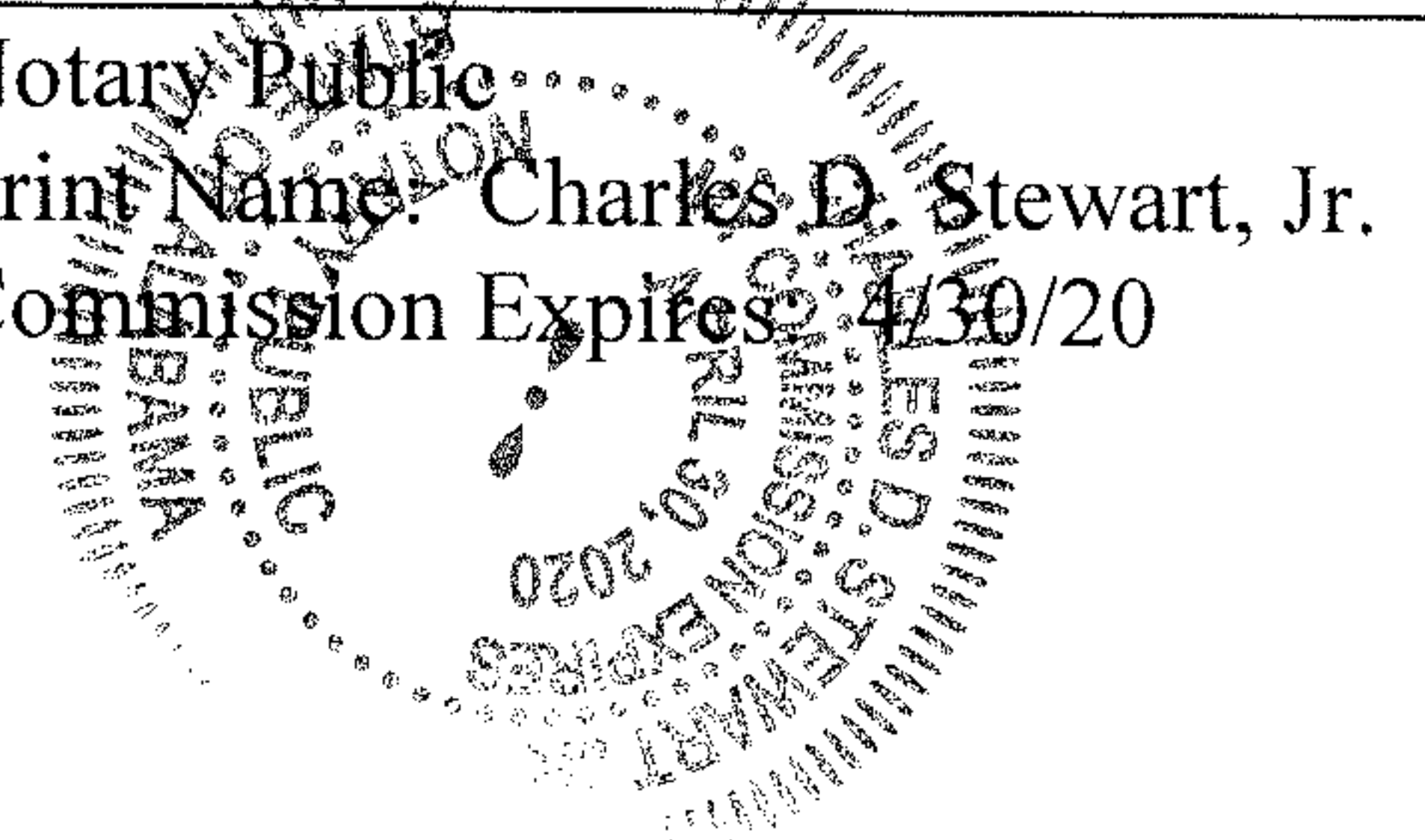
JANE E KEETON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH E KEETON III and JANE E KEETON whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 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
09/27/2017 12:01:54 PM
\$73.50 CHERRY
20170927000351690