

Send tax notice to:
PATRICK R VICK
1431 LAURENS STREET
BIRMINGHAM, 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

2017566

20171002000357780
10/02/2017 01:04:01 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Two Thousand and 00/100 Dollars (\$272,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WESLEY G FORDHAM and WILLIAM R FORDHAM, WIFE AND HUSBAND**, whose mailing address is: 9116 Creekdale Drive, Clarkston GA 30021 (hereinafter referred to as "Grantors") by **PATRICK R VICK** whose property address is: 1431 LAURENS STREET, BIRMINGHAM, AL, 35242 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 2A, according to the Map and Survey of Beaumont - Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, 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 Beaumont- Phase 5, a Resurvey of Lots 1 - 31, recorded in Map Book 40, Page 5, 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, whether or not appearing in the Public Records.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument # 20070626000297880; amended in Instrument # 20071130000543120; and Instrument # 20080814000.
5. Restrictions appearing of record in Instrument # 20060411000166620.
6. Riparian rights incident to said premises.
7. Agreement for Covenants recorded in Instrument # 20060607000270390.
8. Rights of other parties in and to the use of the easement recorded in Instrument # 20031205000788530.
9. Sanitary sewer agreement recorded in Instrument # 20041221000695220.
10. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument # 20071109000517680.

11. Easement to Alabama Power Company recorded in Instrument # 20060607000270390.
12. Right-of-way to Shelby County recorded in Deed Book 177, page 90.
13. Transmission line permits to Alabama Power Company recorded in Deed Book 285, page 805.

\$258,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his successors and assigns forever.

The Grantors do 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 Grantee, his 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 28th day of September, 2017.


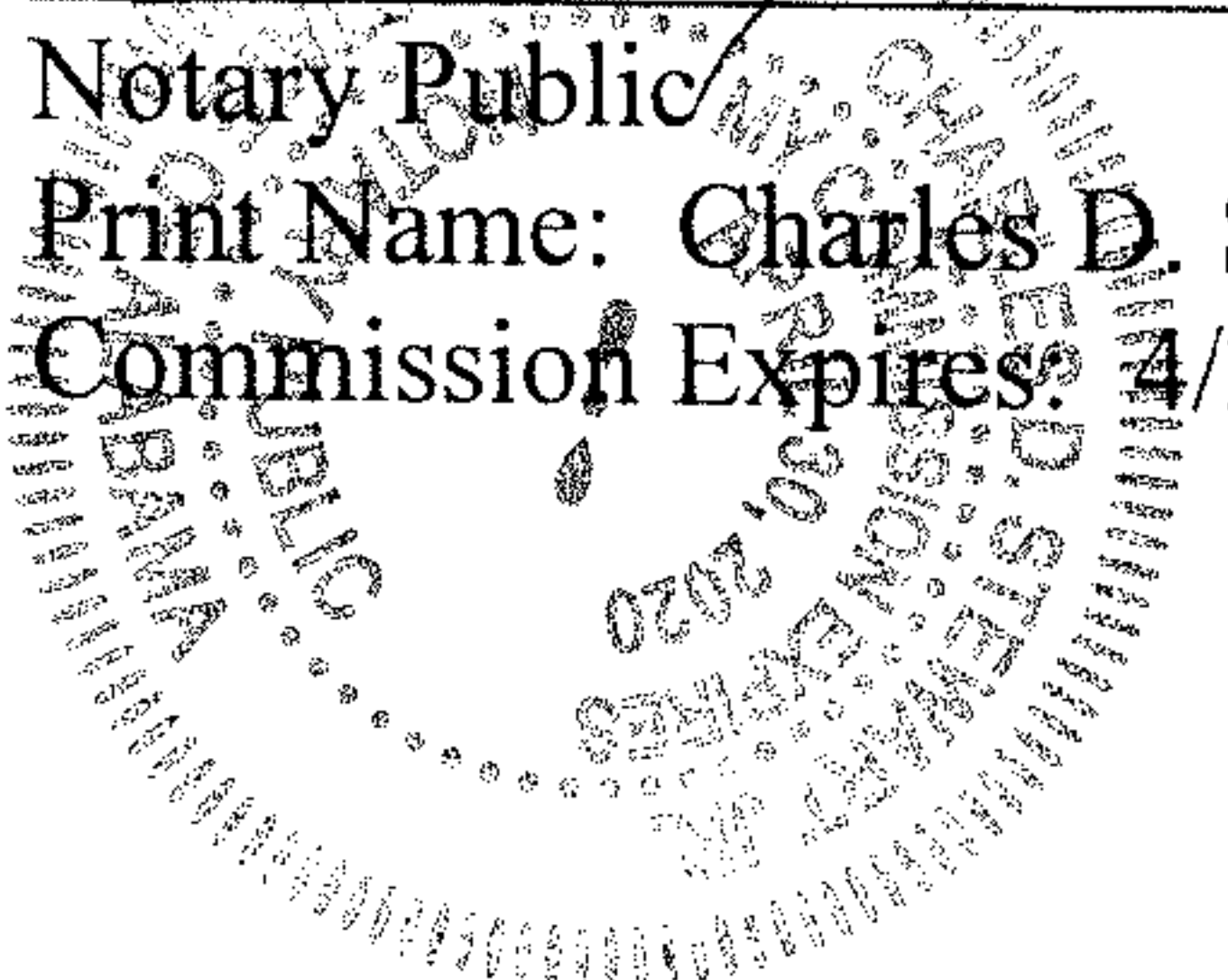

WESLEY G FORDHAM


WILLIAM R FORDHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY G FORDHAM and WILLIAM R FORDHAM 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 28th 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
10/02/2017 01:04:01 PM
\$32.00 CHERRY
20171002000357780

