

Send tax notice to:
DAVID E ZIMMERMAN
2413 BROOK RUN
BIRMINGHAM, AL, 35244

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

2017553

WARRANTY DEED

**20171002000358280
10/02/2017 03:20:44 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ALFRED T ALLEY and CHRISTINA J ALLEY, HUSBAND AND WIFE, whose mailing address** is: 477 Arrowhead Lane, Pelham, AL 35124 (hereinafter referred to as "Grantors") by **DAVID E ZIMMERMAN and NANCY B ZIMMERMAN whose property address** is: 2413 Brook Run, Birmingham, AL, 35244 (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 31, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102 A & 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. Restrictions, covenants and conditions appearing of record in Misc. Volume 16, page 561 and amended in Misc. Book 29, page 333, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 129, page 567 and Deed Book 301, page 562, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 17, page 386 and covenants pertaining thereto recorded in Misc. Book 17, page 393, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 40, page 432, in the Probate Office of Shelby County, Alabama.

\$295,000.00 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

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 28th day of September, 2017.

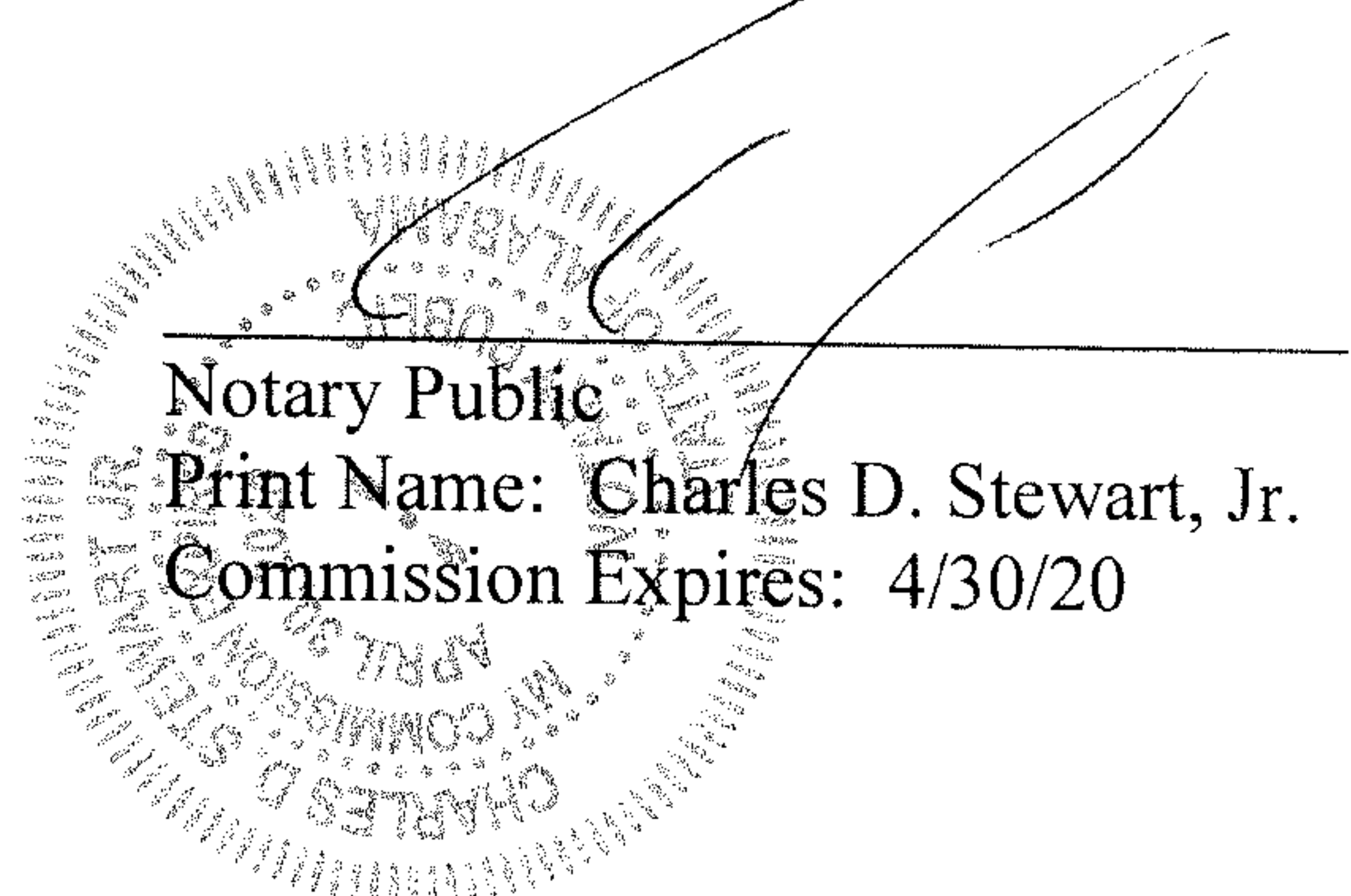

ALFRED T ALLEY


CHRISTINA J ALLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALFRED T ALLEY and CHRISTINA J ALLEY 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 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 03:20:44 PM
\$28.00 CHERRY
20171002000358280

