

Send tax notice to:
CHRISTOPHER DALE BAKER
656 FOREST LAKES 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

2017568

20171003000360800
10/03/2017 02:52:25 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Two Thousand and 00/100 Dollars (\$162,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, HOLICE JENKINS, JR. AND NATALIE CHRISTINE JENKINS, HUSBAND AND WIFE **whose mailing address** is: 620 Ridge View Trail, Pelham, AL 35124 (hereinafter referred to as "Grantors") by CHRISTOPHER DALE BAKER and KELLI LEIGH BAKER **whose property address** is: 656 FOREST LAKES 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 14, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

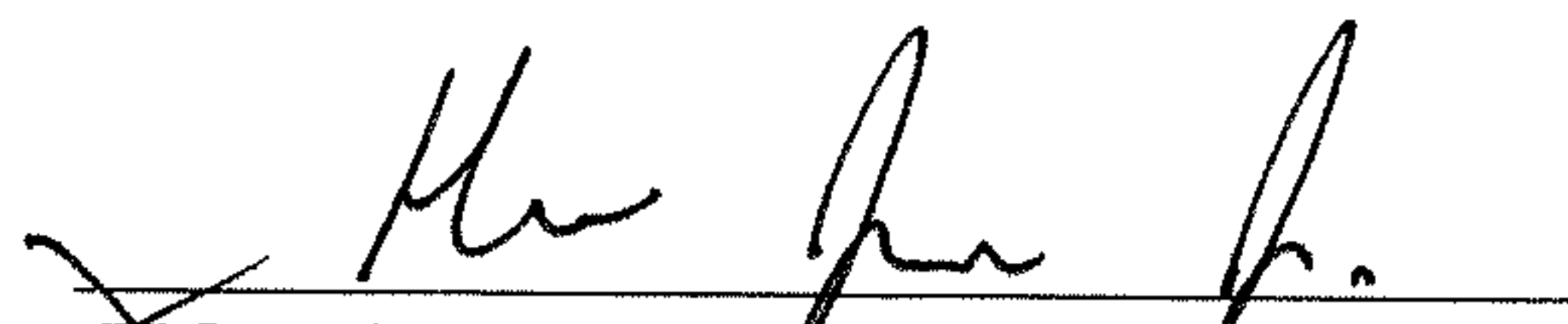
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 139, Page 127; Deed Book 236, Page 829; Deed Book 126, Page 191; Deed Book 126, Page 323; and Deed Book 124, Page 519.
4. Restrictions, covenants and conditions appearing of record in Instrument #2001-9358; and Instrument #2001-47360 and Supplemental Declaration of Protective Covenants recorded in Instrument # 20090116000015030 and Instrument # 20140611000176250.
5. Right of Way to Shelby County as recorded in Deed Book 228, Page 339.
6. Right of Way granted to BellSouth Communications as recorded in Instrument # 20060324000138390.
7. Memorandum of Sewer Service Agreement with Double Oak Water Reclamation, LLC recorded in Instrument #20121102000422220.


\$159,065.00 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 29th day of September, 2017.

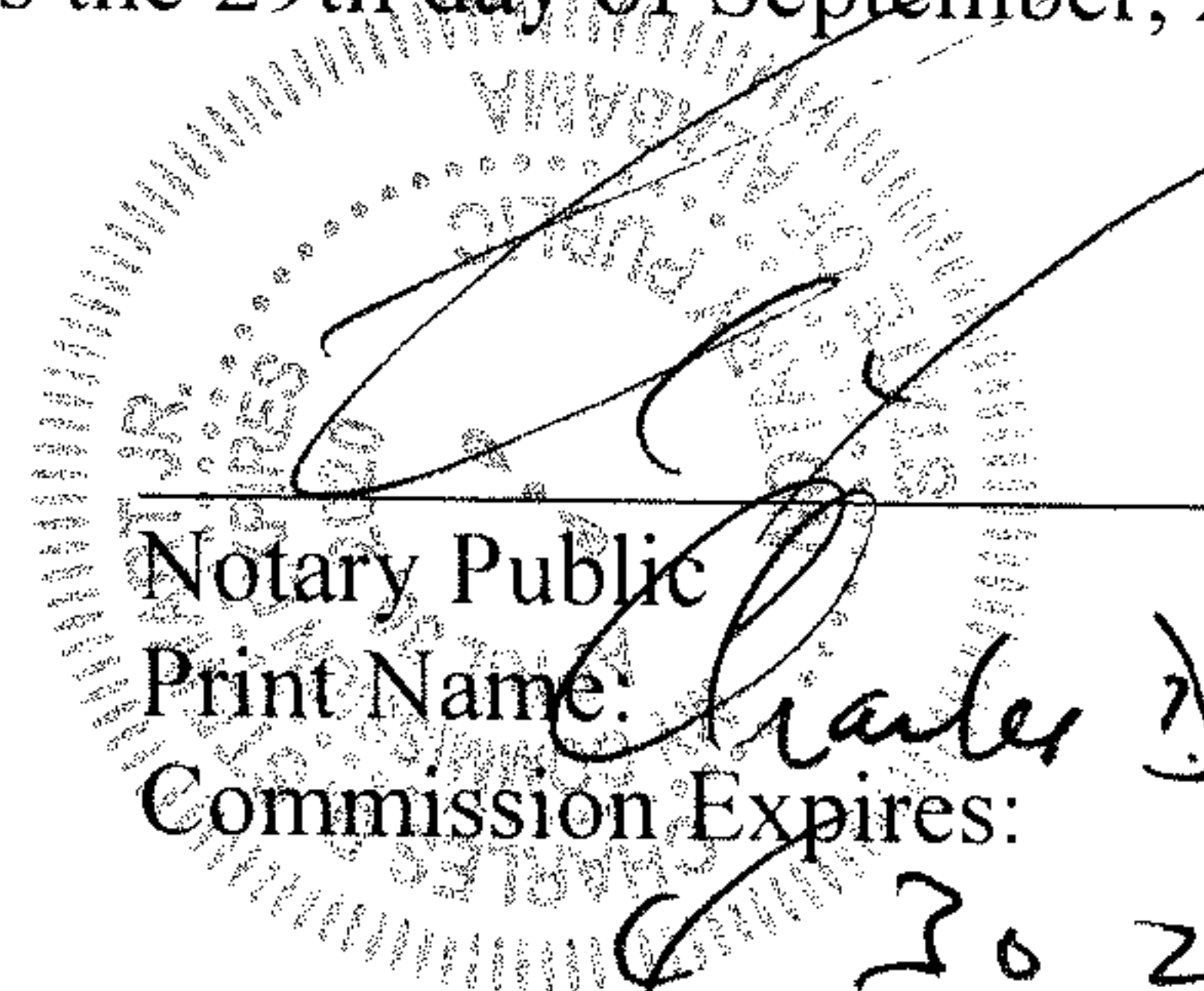

HOLICE JENKINS, JR.


NATALIE CHRISTINE JENKINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLICE JENKINS, JR. AND NATALIE CHRISTINE JENKINS 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 29th day of September, 2017.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 02:52:25 PM
\$21.00 CHERRY
20171003000360800

