

Send tax notice to:
LILA A ELROD
147 OLD BROOK PLACE
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

2017576

WARRANTY DEED

**20171004000361750
10/04/2017 10:42:05 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$213,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, NANCY S FENNELL AND RICHARD B FENNELL, WIFE AND HUSBAND **whose mailing address** is: 147 Old Brook Place, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LILA A ELROD **whose property address** is: 147 Old Brook Place, 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 11, according to the Survey of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Map Book 19, page 41 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
6. Release of Damages as recorded in Instrument 1996-18499, in the Probate Office of Shelby County, Alabama.
7. Old Brook Place Declaration of Covenants, Conditions and Restrictions appearing of recorded in Instrument 1994-35287 and First Amendment to Declaration as recorded in Instrument 1995-13687, in the Probate Office of Shelby County, Alabama.
8. Articles of Incorporation of Old Brook Place Owners Association Inc. as recorded in Instrument 9413/9876, in the Probate Office of Jefferson County, Alabama.

9. Mineral and mining rights and rights incident thereto recorded in Deed Volume 4, page 505, in the Probate Office of Shelby County, Alabama.
10. Utility Easement recorded in Real 42, page 227, in the Probate Office of Shelby County, Alabama.
11. Right of way to BellSouth Telecommunications as recorded in Instrument 1995-7419, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of October, 2017.

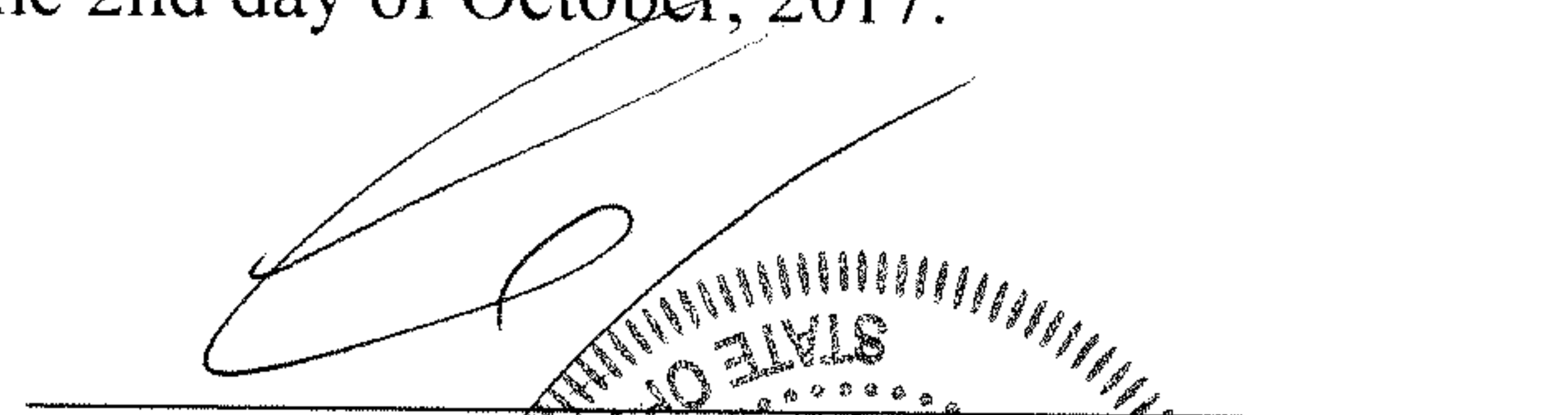

NANCY S FENNELL

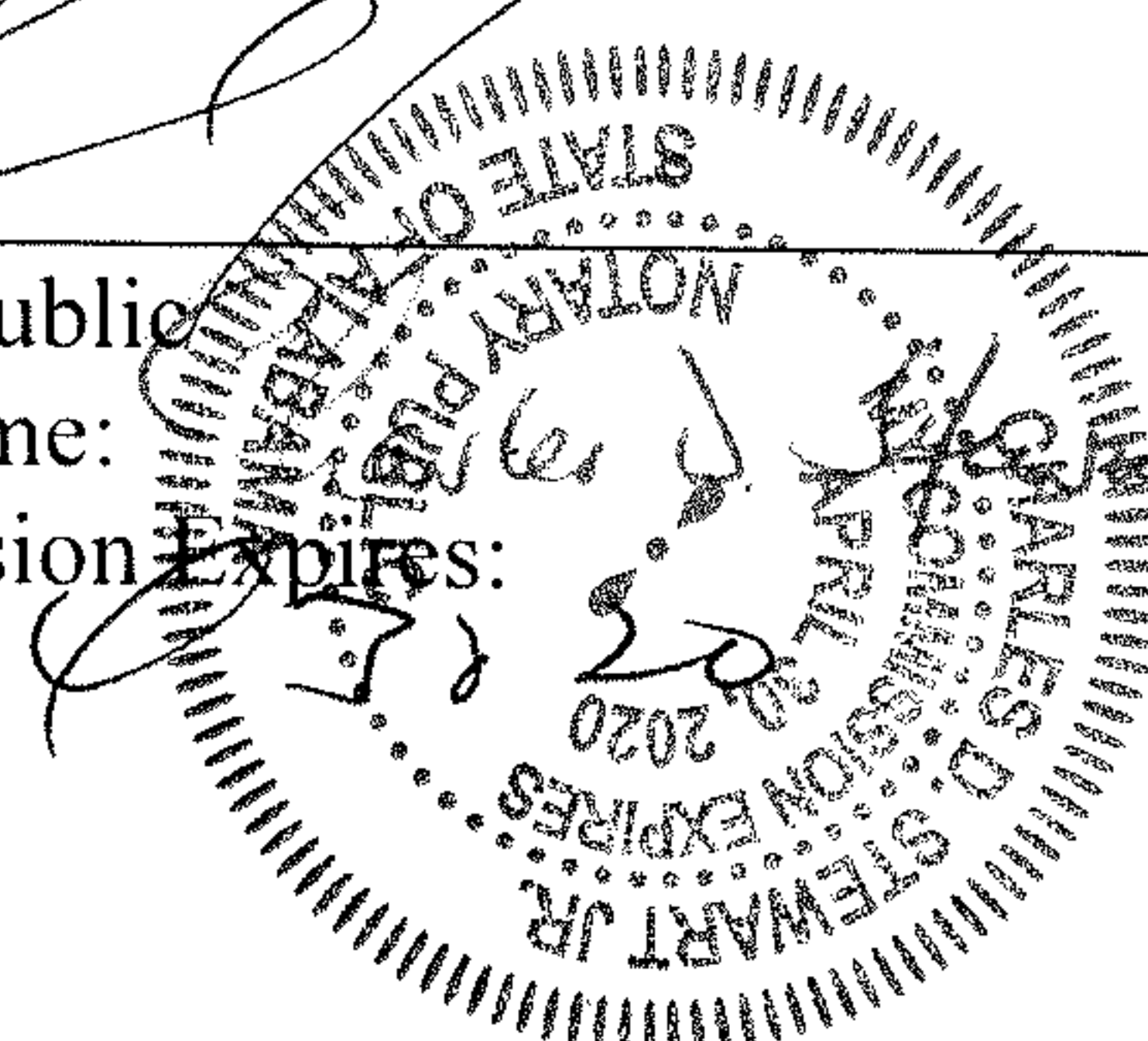

RICHARD B FENNELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY S FENNELL AND RICHARD B FENNELL 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 2nd day of October, 2017.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2017 10:42:05 AM
\$231.50 CHERRY
20171004000361750

