

Send tax notice to:  
CARLY JANE DUARTE  
4898 STONECREEK WAY  
CALERA, AL, 35040

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

2017588

WARRANTY DEED

20171023000384110  
10/23/2017 02:04:07 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RHONDA C JONES**, a single individual, whose mailing address is: 3589 Covington Pike #314, Memphis TN 38128 (hereinafter referred to as "Grantor") by **CARLY JANE DUARTE and DANIEL DUARTE** whose property address is: 4898 STONECREEK WAY, CALERA, AL, 35040 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 53, according to the Final Plat of Stone Creek, Phase 5, Plat One, Lake Sector, as recorded in Map Book 39, Page 22, 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. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
3. Restrictions as recorded in Inst. No. 2007-47145 and Inst. No. 20031218000815660, in Probate Office.
4. Set back lines and easements as shown on recorded map.
5. Permit to Alabama Power Company recorded in Inst. No. 2007-52217 and Deed Book 136, Page 330, in Probate Office.
6. Right of way to Alabama Power Company recorded in Deed Book 91, Page 257, in Probate Office.
7. Right of way to Southern Natural Gas recorded in Deed Book 90, Page 241, in Probate Office.
8. Title to mineral and mining rights and privileges belonging thereto.

\$159,595.00 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 Grantor does for herself, her successors and assigns, covenant with the Grantees, their successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

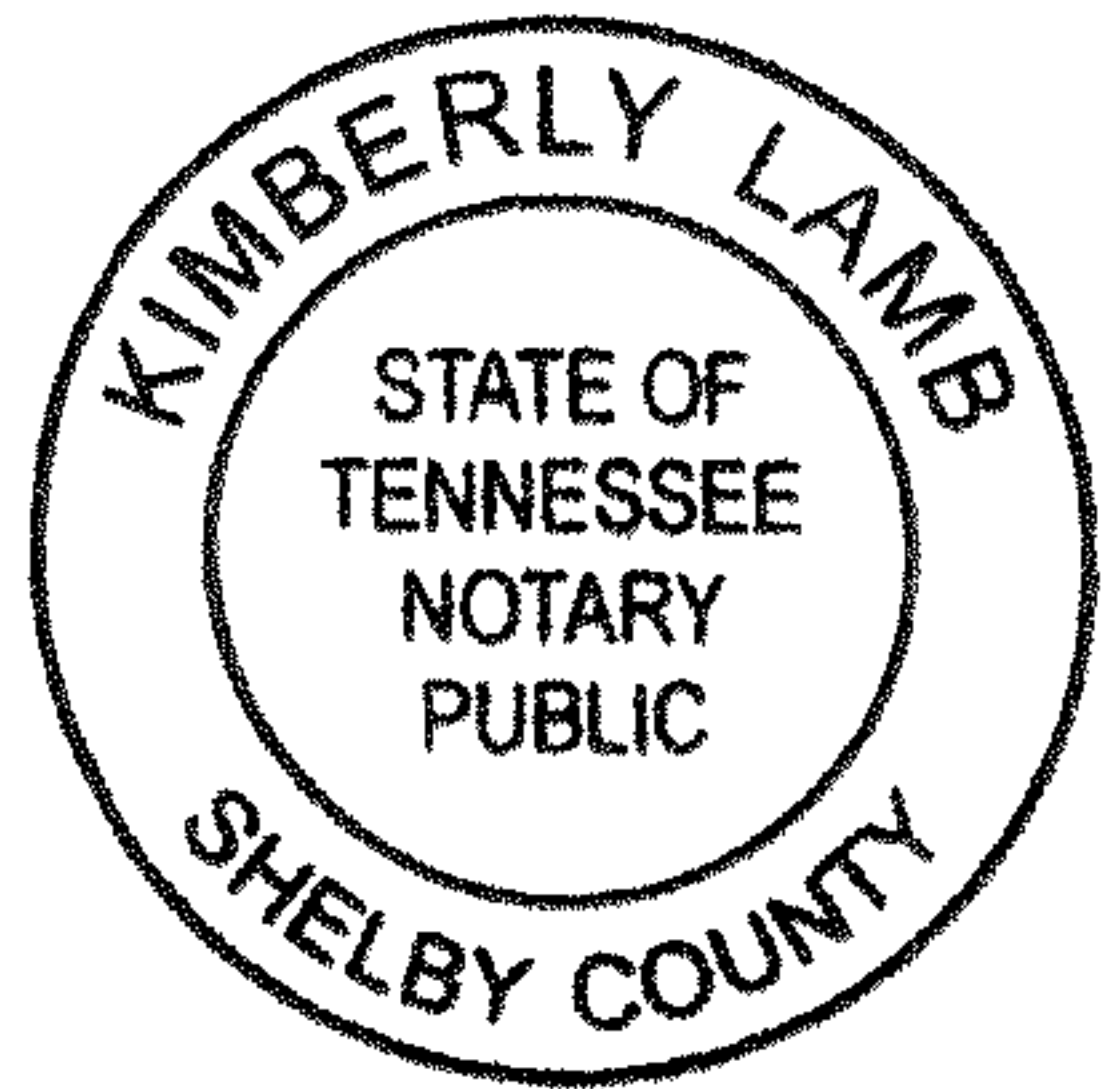
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 17 day of October, 2017.

  
RHONDA C JONES

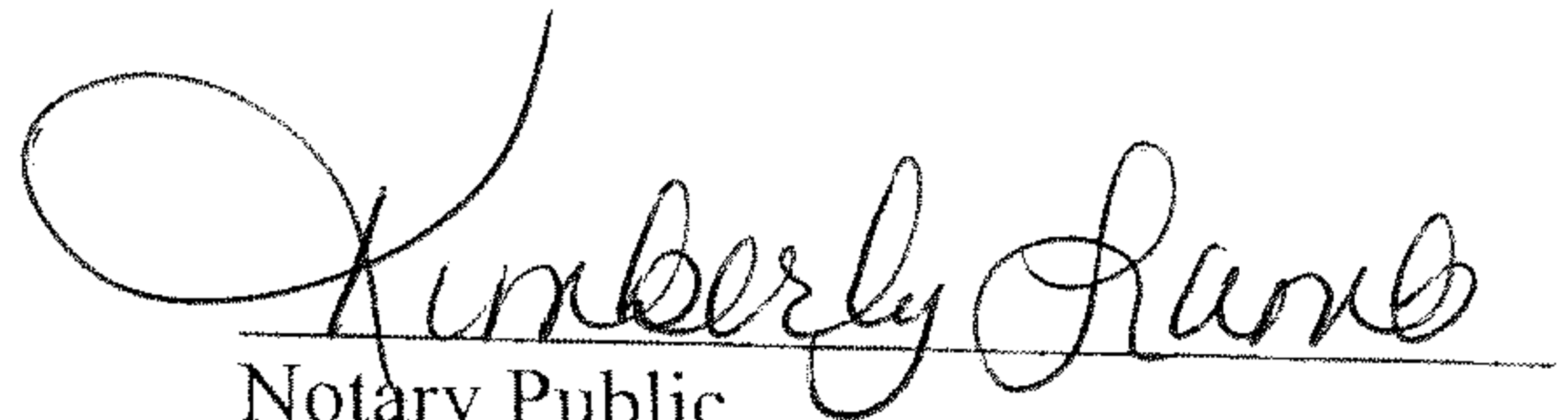
STATE OF Tennessee  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RHONDA C JONES whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of October, 2017.



My Commission Expires May 1, 2021

  
Notary Public  
Print Name: Kimberly Lamb  
Commission Expires: May 1, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/23/2017 02:04:07 PM  
\$19.00 DEBBIE  
20171023000384110

