

Send tax notice to:
THOMAS ANTHONY BUTERA SR.
162 RIVER CREST LANE
HELENA, AL, 35080

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

2017624

WARRANTY DEED

**20171102000397190
11/02/2017 09:25:35 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand and 00/100 Dollars (\$204,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DOUGLAS BESSANT and ANGELA BESSANT**, husband and wife, whose mailing address is: 124 Federal Road, Montevallo, AL 35115 (hereinafter referred to as "Grantors") by **THOMAS ANTHONY BUTERA SR. and TAMMY L BUTERA** whose property address is: 162 RIVER CREST LANE, HELENA, AL, 35080 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 2107, Old Cahaba Phase V, 6th Addition, according to the plat thereof as recorded in Map Book 37, Page 62, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Old Cahaba Phase V, 6th Addition recorded in Map Book 37, Page 62, 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. All matters as set forth as shown on the plat as recorded in Map Book 37, Page 62.
5. Reservations affecting rights in Oil, Gas, or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 51, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, in the office of the Judge of Probate of Shelby County, Alabama.
6. Restrictions, covenants, conditions and easements, as contained in as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136.
7. Easement and/or right of way to Shelby County as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203.
8. Easements, covenants, reservations, conditions and restrictions of record. Any easement for any utility serving the Property whether of record or not.

9. Easements to Alabama Power Company recorded in Instrument #20060201000062660, Instrument #20040910000506080, Instrument #20060829000424580, Instrument #20060414000173930, Instrument #20060201000052670, Instrument # 20040629000354920, Instrument #20040629000354650, Instrument #20051031000564130, Instrument # 20040910000504110, Instrument #20040910000504120, and Instrument #20040629000355410 of the Probate Records of Shelby County, Alabama.
10. Easement to Bessemer Water Service recorded in Instrument # 20080204000043240, of the Probate Records of Shelby County, Alabama.
11. Resolutions recorded in Instrument #20091006000378080, Instrument #20121213000476580, and Instrument # 20131215000471840.
12. Articles of Incorporation American Land Development recorded in Official Records Book 1998, Page 1192; Book 2000, Page 10277; Book 2000, Page 1800.
13. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument #20050916000481600.

\$193,800.00 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 31st day of October, 2017.


DOUGLAS BESSANT


ANGELA BESSANT



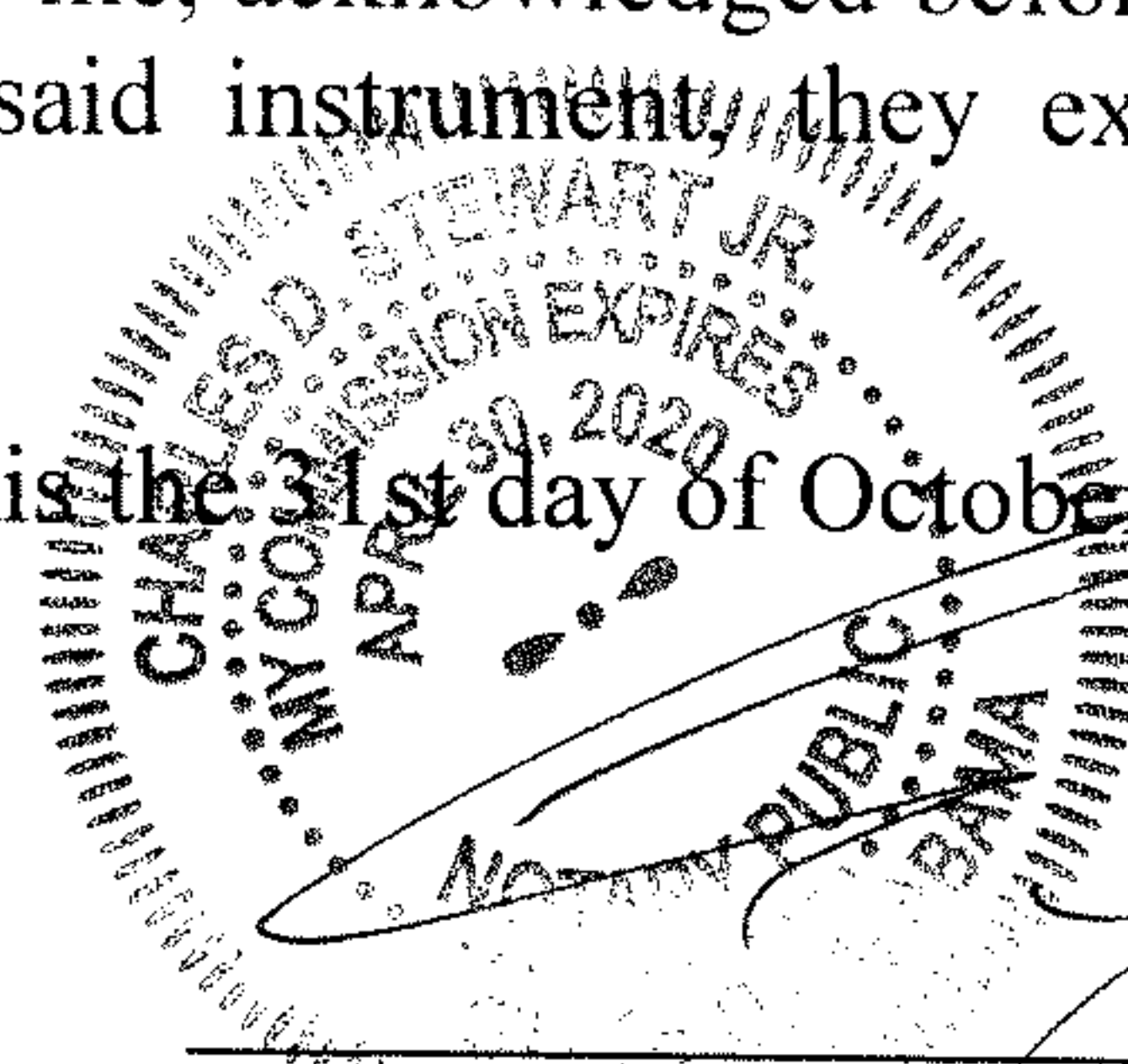
STATE OF ALABAMA
COUNTY OF SHELBY

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 09:25:35 AM
\$28.50 DEBBIE
20171102000397190



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS BESSANT and ANGELA BESSANT 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 31st day of October, 2017.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20