

Send tax notice to:
BRIAN WADE CRUMPTON
137 ST CHARLES DR
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

2017626

WARRANTY DEED

20171107000404350
11/07/2017 01:20:10 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRITTNEY HAIRSTON f/k/a BRITTNEY N. NORTON, and ANDREW HAIRSTON, WIFE AND HUSBAND **whose mailing address** is: 117 LANE PARK DR, MAYLENE, AL 35114 (hereinafter referred to as "Grantors") by BRIAN WADE CRUMPTON **whose property address** is: 137 ST CHARLES DR, HELENA, AL, 35080 (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 62, according to the Survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20, Page 143, Shelby County, Alabama records.

SUBJECT TO:

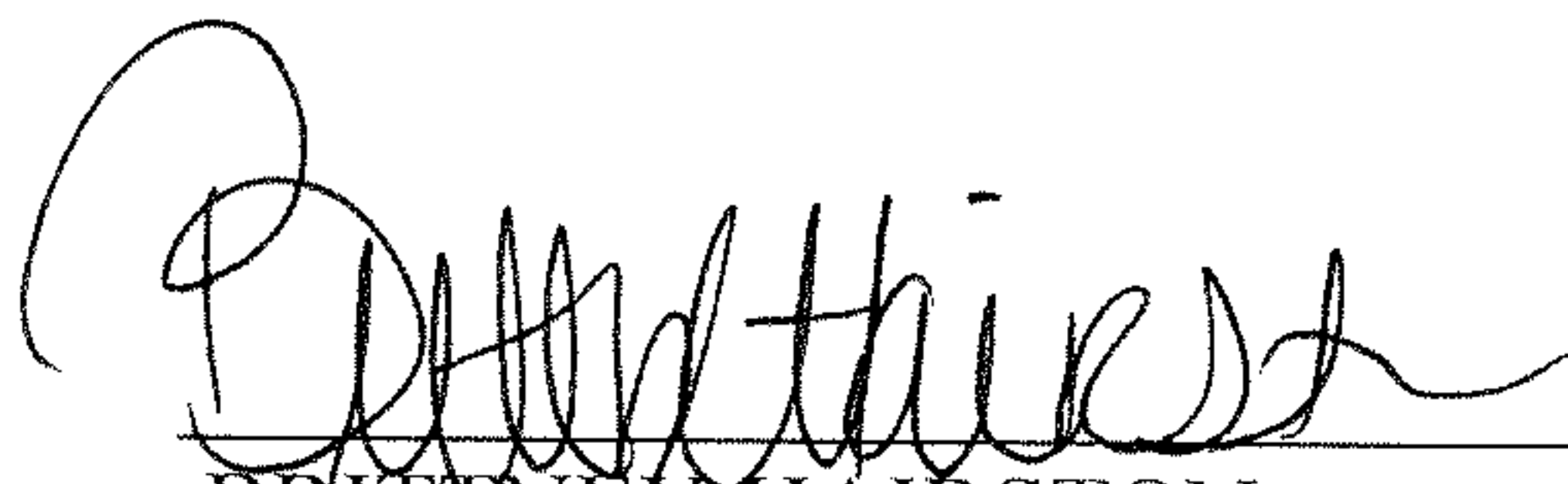

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights
3. Building and setback lines of 20 feet as recorded in Map Book 20, Page 143, in the Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, page 366; Deed Book 133, Page 55; Deed Book 138, Page 217.
5. Easement to Alabama Power Company as recorded in Deed Book 57, Page 547; Deed Book 58, Page 65 and Deed Book 58, Page 72, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1996-7453, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County as recorded in Deed Book 155, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Southern Natural Gas Corporation as recorded in Deed Book 90, page 336 and Deed Book 213, Page 17, in the Probate Office of Shelby County, Alabama.
9. Easements(s) as set out on recorded plat.

\$169,866.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Brittney N. Norton and Brittney Hairston are one and the same person.

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.

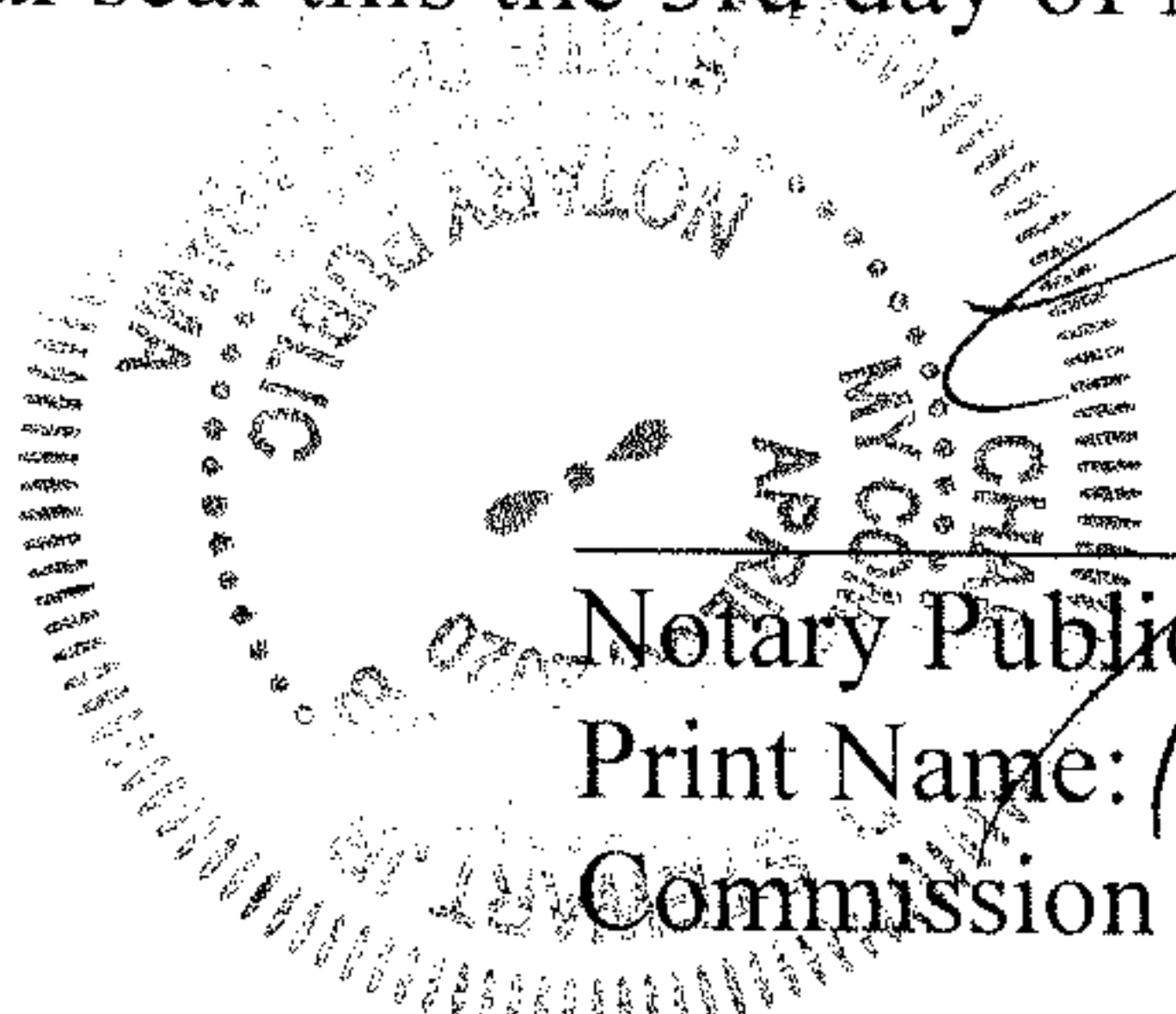
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of November, 2017.


BRITTNEY HAIRSTON

ANDREW HAIRSTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRITTNEY HAIRSTON AND ANDREW HAIRSTON 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 3rd day of November, 2017.


Notary Public
Print Name: *James W. Fuhrmeister*
Commission Expires: *8 30 20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/07/2017 01:20:10 PM
\$21.50 CHERRY
20171107000404350

