

20171205000435690  
12/05/2017 12:55:40 PM  
DEEDS 1/2

Send tax notice to:  
MICHAEL B. WILSON  
5494 DOVER CLIFF CIRCLE  
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

2017676

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$269,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CRISTEN L. BOLES and BRETT H. BOLES, WIFE and HUSBAND **whose mailing address** is: 5228 Harvest Ridge Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by MICHAEL B. WILSON **whose property address** is: 5494 Dover Cliff Circle, Birmingham, AL, 35242 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 55, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6 A & B, 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. Title to all oil, gas and minerals within and underlying the premises, together with all on 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. Restrictions as set out on recorded plat.
4. Rights of way, agreements and restrictions granted to Alabama Power Company as set forth in Misc.
5. Book 57, Page 208, Misc. Book 57, Page 74 and Real Volume 1, Page 344.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 57, Page 23, in the Probate Office of Shelby County, Alabama.

\$261,800.00 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 1st day of December, 2017.

*Cristen L. Boles*  
CRISTEN L. BOLES

*Brett H. Boles*  
BRETT H. BOLES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CRISTEN L. BOLES and BRETT H. BOLES 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 1st day of December, 2017.

*Charles D. Stewart*  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: APRIL 30, 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/05/2017 12:55:40 PM  
\$26.50 CHERRY  
20171205000435690

*James W. Fuhrmeister*