

Send tax notice to:
NATHAN D. EDBERG
5239 POST HOUSE LANE
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

2017702

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEPHEN DILLON and SARAH DILLON, husband and wife **whose mailing address** is: 943 Copena Dr, Indian Springs AL 35124 (hereinafter referred to as "Grantors") by NATHAN D. EDBERG and KATE E. EDBERG **whose property address** is: 5239 POST HOUSE LANE, 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 42, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. Volume Page 299 and Misc. Volume 27, Page 890
5. Agreement with Alabama Power company recorded in Misc. Volume 27, Page 891 and Misc. Volume 48, Page 880
6. Right of way granted to Alabama Power Company recorded in Volume 316, Page 394 and Volume 316, Page 369.

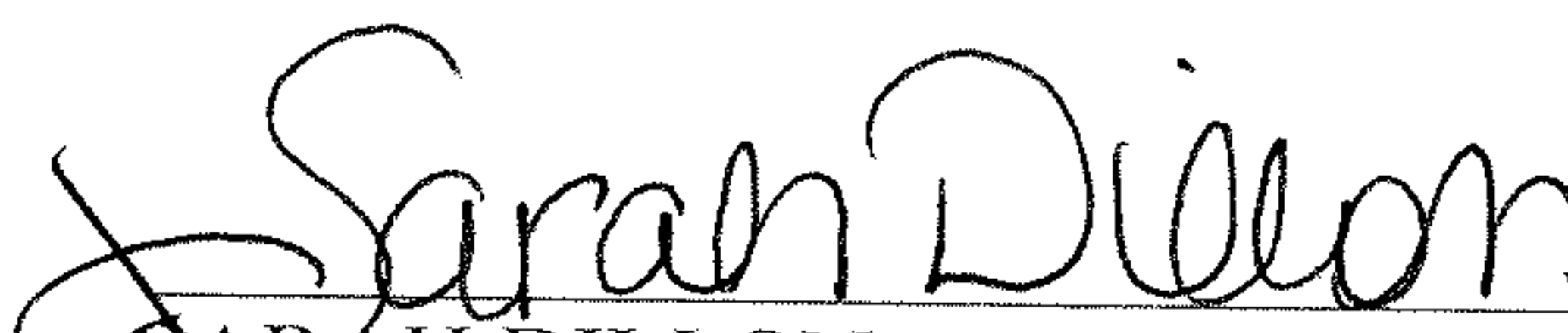
\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 4th day of December, 2017.

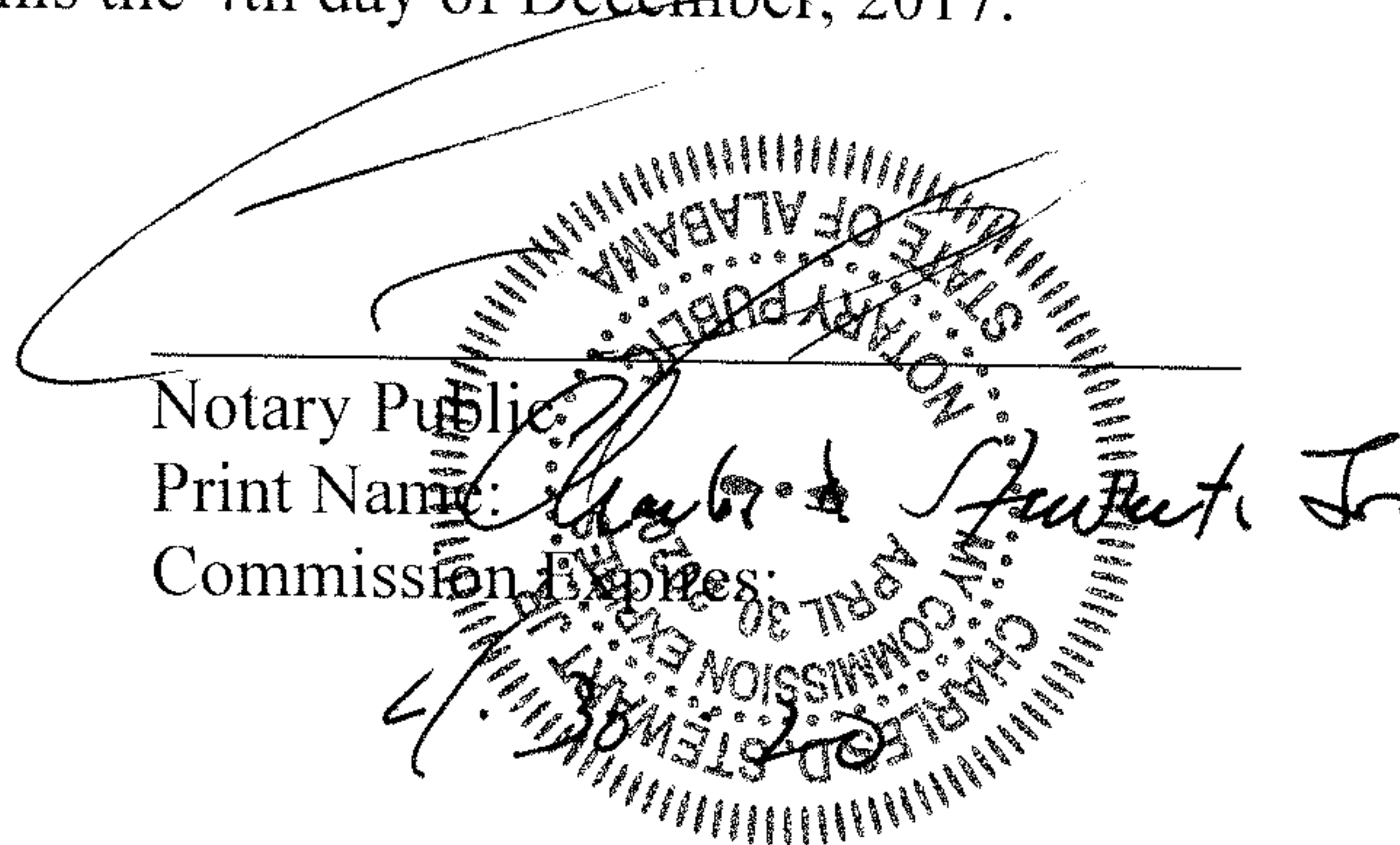

STEPHEN DILLON


SARAH DILLON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN DILLON and SARAH DILLON 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 4th day of December, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 12:30:44 PM
\$138.00 CHERRY
20171206000437240

