

Send tax notice to:
SHAWN D. BAGGETT
124 STONE ROAD
PELHAM, AL 35124

20171212000442640
12/12/2017 10:53:50 AM
DEEDS 1/2

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2017727

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAULA KAY CARDEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WAFFORD B. CARDEN, DECEASED, PROBATE CASE # 2017-0294, IN THE PROBATE OFFICE OF CHILTON COUNTY, ALABAMA, **whose mailing address** is: 250 KEYSTONE DRIVE, CLANTON, AL 35045 (hereinafter referred to as "Grantors") by SHAWN D. BAGGETT and KIMBERLY A. BAGGETT **whose mailing address** is: 124 STONE ROAD, PELHAM, AL 35124 (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:

LOTS 3, 4 AND 5 ACCORDING TO THE SURVEY OF VALLEY GRANDE FARMS, AS RECORDED IN MAP BOOK 40, PAGE 55, 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. 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.
3. 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
4. Restrictive covenants as recorded in Inst. No. 20080814000328140 and conditions as shown in deed recorded in Inst. No. 20131024000421130, in Probate Office.
5. Building set back lines and easements as shown on recorded map.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Paula Kay Carden and Kay C. Carden are one and the same person.

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, the said Grantor, The Estate of Wafford B. Carden, deceased, Probate Case #2017-0294, Probate Office of Chilton County, Alabama, by Paula Kay Carden, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 7th day of December, 2017.

The Estate of Wafford B. Carden,
Deceased, Probate Case #2017-0294,
Probate Office of Chilton County, Alabama


BY: Paula Kay Carden
ITS: Personal Representative

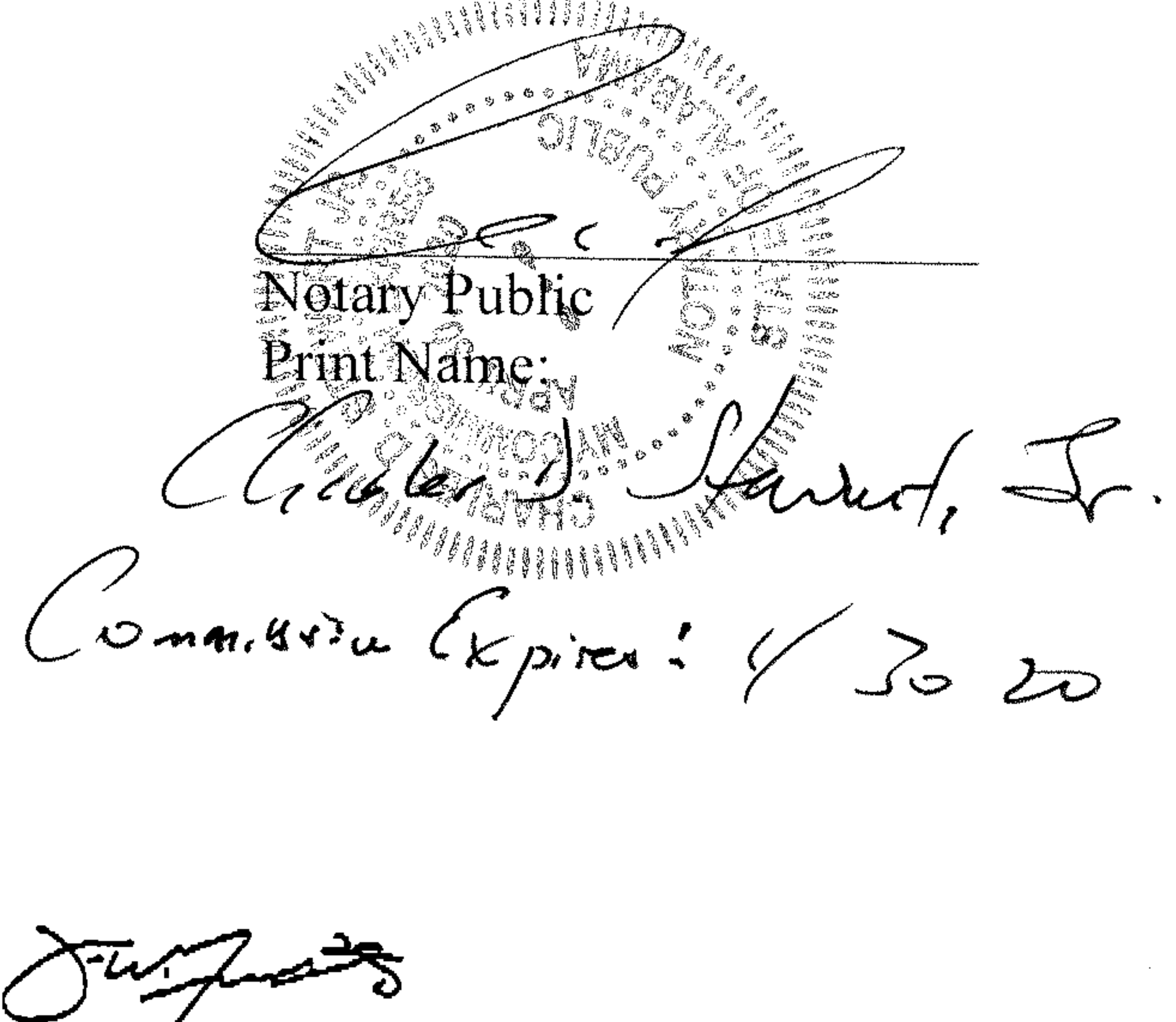
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Kay Carden, whose name as Personal Representative of the Estate of Wafford B. Carden, deceased, Probate Case #2017-0294, Probate Office of Chilton County, Alabama, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Estate

Given under my hand and official seal this the 7th day of December, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/12/2017 10:53:50 AM
\$108.00 DEBBIE
20171212000442640

The notary public seal is a circular stamp. It contains the text "Notary Public" and "Print Name:" followed by a handwritten signature. Below the signature, the text "Commission Expires: 4/30/20" is written. The seal is surrounded by a decorative border.