

20171215000447270
12/15/2017 10:58:47 AM
DEEDS 1/2

Send tax notice to:
KENNETH WILLIAM HORNE
3313 AFTON WAY
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

2017693

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, G.M. BREWIS and SUE L. BREWIS, husband and wife, whose mailing address is: PO Box 51, Loachapoka AL 36865 (hereinafter referred to as "Grantors") by KENNETH WILLIAM HORNE and STACI OCAIN HORNE whose property address is: 3313 AFTON WAY, 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 8, Block 3, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51, in 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 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. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 38, Pages 380-394, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. 10 foot easement on rear and 10 foot easement thru northern part of lot as shown on recorded map.
5. Agreement with Alabama Power Company recorded in Misc. Vol. 38, Page 380 and Misc. Vol. 38, Page 454, in the Probate Office of Shelby County, Alabama.

\$288,000.00 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 13th day of December, 2017.

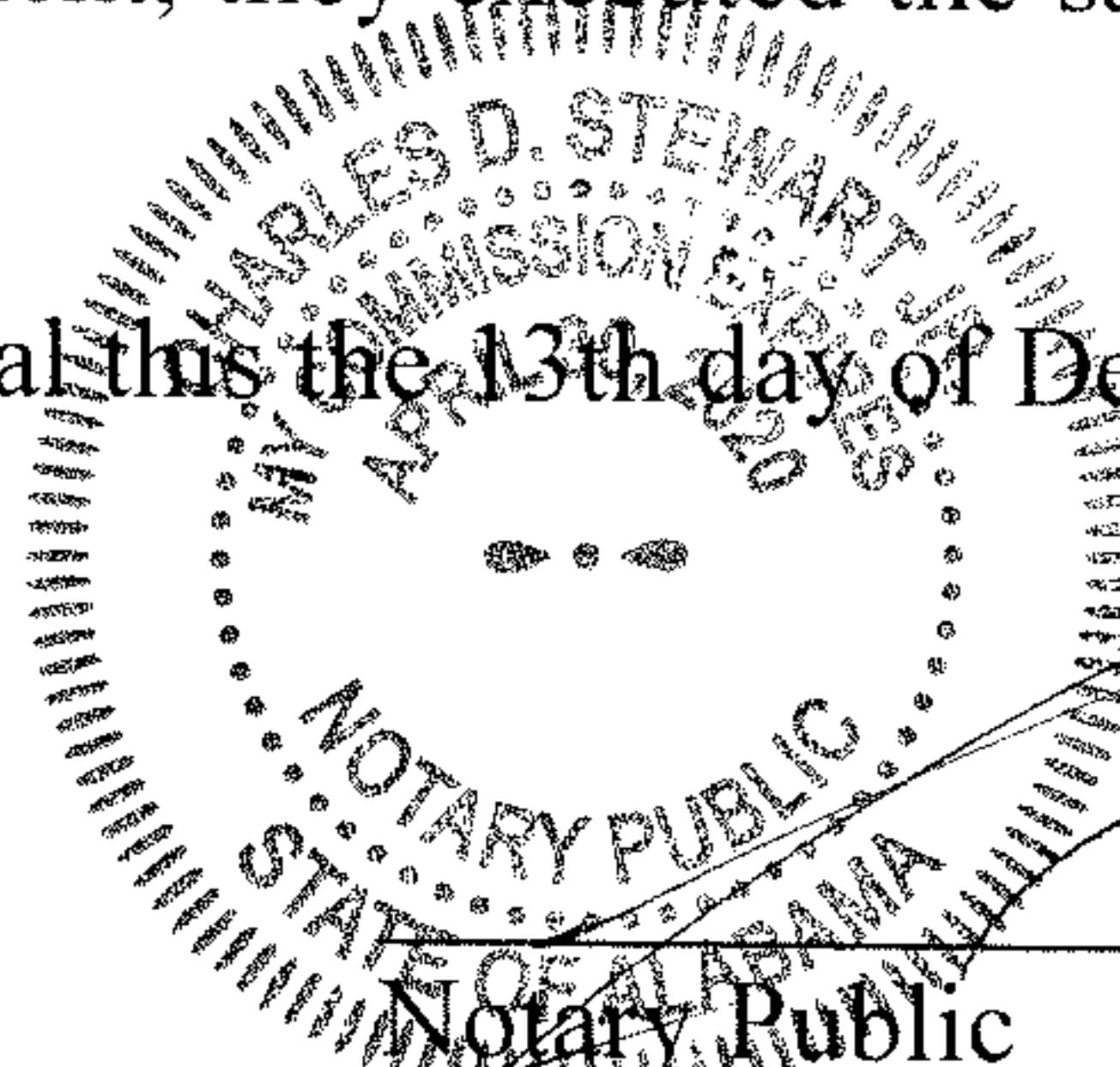

G.M. BREWIS


SUE L. BREWIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G.M. BREWIS and SUE L. BREWIS 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 13th day of December, 2017.


Notary Public

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2017 10:58:47 AM
\$378.00 DEBBIE
20171215000447270

