

Send tax notice to:
RYAN HUDSON HOUSTON
5932 FOREST LAKES COVE
STERRETT, AL, 35147

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

2017694

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Eight Thousand Two Hundred and 00/100 Dollars (\$158,200.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT STRANGE, A MARRIED MAN **whose mailing address** is: 4093 Old Cahaba Hwy, Helena, AL 35080 (hereinafter referred to as "Grantors") by RYAN HUDSON HOUSTON AND SUMMER BURK HOUSTON **whose property address** is: 5932 FOREST LAKES COVE, STERRETT, AL, 35147 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 287, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGES 25 A, B AND C, 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. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Inst. #20040629000354610.
3. Covenants, restrictions, and easements as recorded in Inst. #20040903000494930 and Supplemental Declarations filed in Inst. #20090116000014960 and Inst. #20140611000176250.
4. Right of way granted to Alabama Power Company by instrument(s) recorded in Book 126, Page 191 and 323 and Book 236, Page 829.
5. Right of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Inst. #1993-3955; Inst. #1993-3957; Inst. #1993-3959; Inst. #1993-3960; Inst. #1993-3961; Inst. #19
6. 12. Title to all minerals within and underlying the premises, together with all 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 as recorded in Book 53, Page 262 and Book 331, Page 262.
7. Easements and building line as shown on recorded map.
8. Restrictions, limitations and conditions as shown on map(s).

9. Agreement as to sewer service in favor of Double Oak Water Reclamation, LLC as recorded in Inst. #20121102000422220.

\$159,797.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor or his spouse as defined by the Code of the State of Alabama.

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.

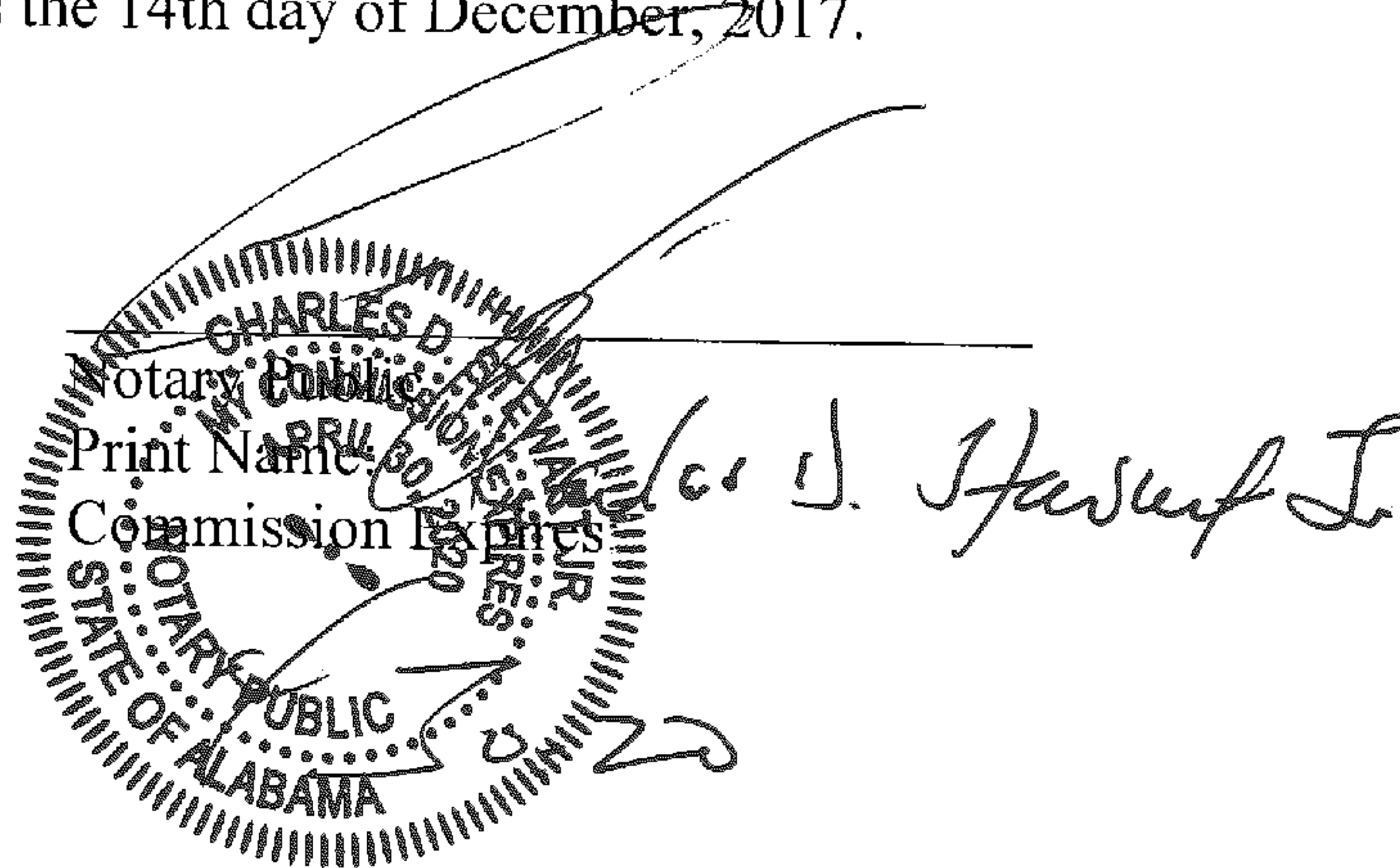
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 14th day of December, 2017.


ROBERT STRANGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT STRANGE 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 14th day of December, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/18/2017 02:23:10 PM
\$19.00 JESSICA
20171218000450070

