

Send tax notice to:
NANCY C BURNELL
1140 BARKLEY 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

2017692

20171219000451630
12/19/2017 11:05:18 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$372,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KATHY B ATKINSON**, a single individual, whose mailing address is: 1884 Lake Arrowhead Drive (hereinafter referred to as "Grantor") by **NANCY C BURNELL** whose property address is: 1140 BARKLEY LANE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Waleska, GA
30183

Lot 21, according to the Survey of Barkley Square, as recorded in Map Book 27, Page 32, 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. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Restrictions appearing of record in Declaration of Protective Covenants, Restrictions and Easements as recorded in Instrument No. 2000-24356.
4. Terms and Conditions as set out in Articles of Incorporation of Barkley Square Homeowners Association, Inc. as recorded in Instrument No. 20030407000205230, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
5. Transmission Line Permit to Alabama Power Company as shown by instrument(s) recorded in Real 131, Page 763; Real 14, Page 424; Deed Book 320, Page 30, Instrument No. 1993-7531; Deed Book 348, Page 751; Deed Book 333 Page 158 and Deed Book 333, Page 163 in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 48, Page 427, and any damages relating to the exercise of such rights or the extraction of such minerals.
7. Easement Agreement by and between 2154 Trading Corporation and Southern Life and Health Company as set out in Real 169, Page 384, in the Probate Office.
8. Declaration of Protective Covenants as set out in and included with deed recorded in Instrument No. 2000-1845 in the Probate Office.

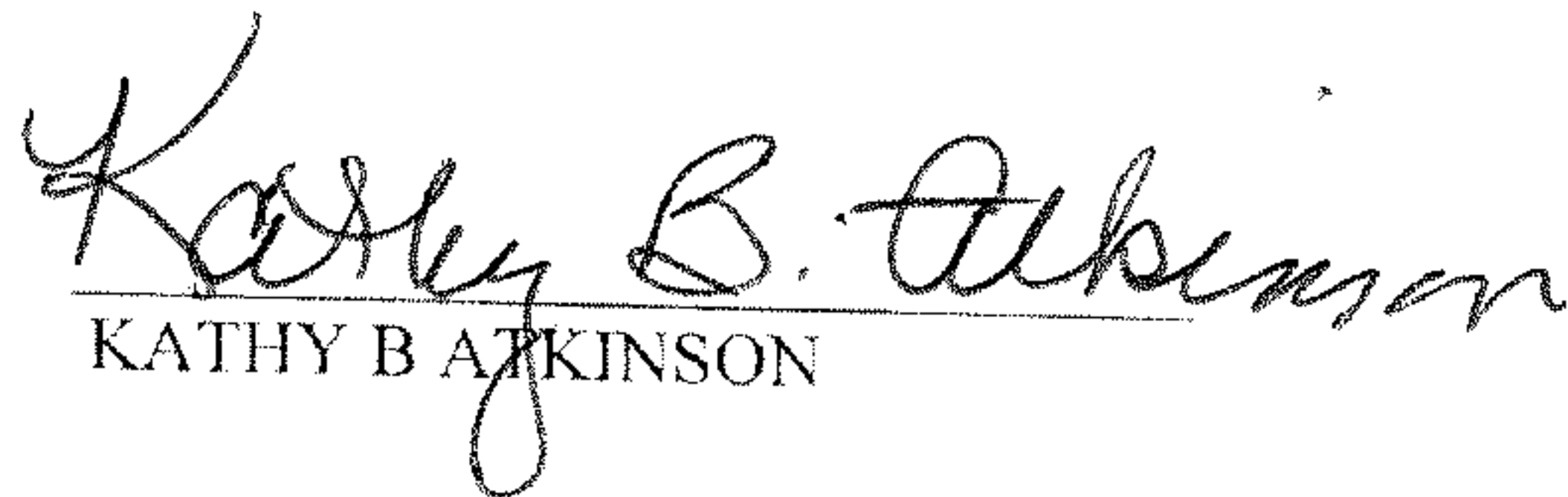
9. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowner's Association, Incorporated, and the City for Hoover, Alabama, in regard to sanitary sewage treatment facility recorded in Real 314, Page 561 and Agreement and Assignment recorded as Real 328, Page 64 and Supplemental Deed and Agreement recorded in Real 365, Page 876 in the Probate Office.

~~\$222,500.00~~ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

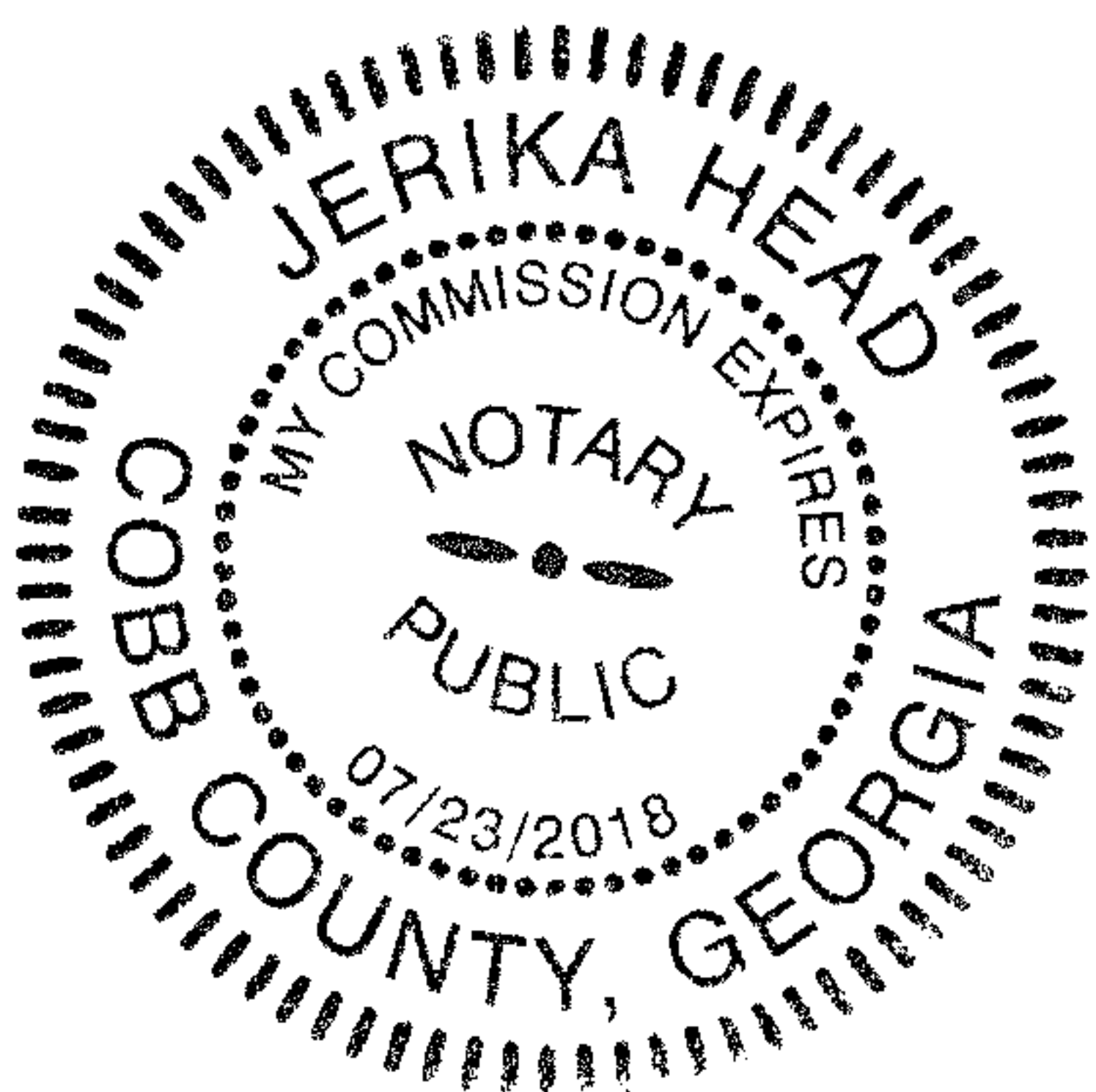
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12 day of December, 2017.

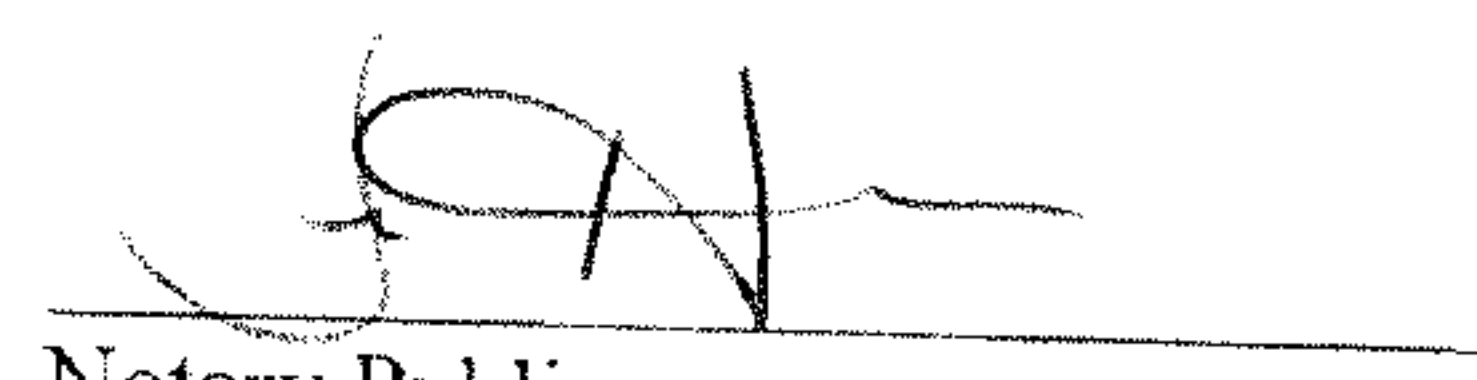

KATHY B ATKINSON

STATE OF Georgia
COUNTY OF Cherokee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY B ATKINSON whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of December, 2017.




Notary Public
Print Name: Jerika Head
Commission Expires: 7.23.2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2017 11:05:18 AM
\$168.00 CHERRY
20171219000451630

