

20171227000458610
12/27/2017 09:50:31 AM
DEEDS 1/2

Send tax notice to:
JAMES P. KELLY, III
206 ARBOR COURT
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

2017736

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Eight Thousand Three Hundred and 00/100 Dollars (\$238,300.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DEXTER CARTY and KARONDA CARTY, husband and wife **whose mailing address** is: 604 Forest Hill Drive Shelby, NC 28150 (hereinafter referred to as "Grantors") by JAMES P. KELLY, III and KELLY P. KELLY **whose property address** is: 206 ARBOR COURT, 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 1013 ACCORDING TO THE MAP OF THE ARBORES OF FOREST PARKS, AS RECORDED IN MAP BOOK 25, PAGE 146, 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. Right of way to Shelby County as recorded in Book 228, pages 339 and 341.
4. 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 Book 322, page 986, Real 50, pages 712, 716, 720, 724, 965, 969, 973 and 977, Book 53, page 262, and any damages relating to the exercise of such rights or the extraction of such minerals.
5. Easement to Alabama Power Company as recorded in Book 236, page 829.
6. Right of way to Alabama Power Company as recorded in Book 139, page 127, Book 236, page 829, Book 133, page 210, Book 31, page 255, Book 126, pages 191, 192 and 323, Book 124, page 519, and in Book 236, page 829.
7. Agreement recorded in Book 334, page 589.
8. Easement for road right of way as recorded in Book 287, page 858.
9. Declaration of Protective Covenants appearing of record in Instrument #1999-32467.

10. Articles of Incorporation of The Arbores of Forest Parks Residential Association, Inc., as recoded in Instrument #20050113000022240.

\$226,385.00 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 19th day of December, 2017.

[Signature]
DEXTER CARTY
[Signature]
KARONDA CARTY

STATE OF NC.
COUNTY OF Cleveland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEXTER CARTY and KARONDA CARTY 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 19th day of December, 2017.



[Signature]
Notary Public
Print Name: Shannon Walker Bess
Commission Expires: Sept. 2, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/27/2017 09:50:31 AM
\$30.00 CHARITY
20171227000458610

[Signature]