

Send tax notice to:  
DOUGLAS R. ROHM  
112 LINWOOD ROAD  
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

2018003

**WARRANTY DEED**

**20180116000014700  
01/16/2018 08:50:02 AM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RICHARD K. LAWTON, III and TARA LAWTON, SINGLE INDIVIDUALS **whose mailing address** is: PO Box 381294 Birmingham, AL 35238 (hereinafter referred to as "Grantors") by DOUGLAS R. ROHM and KELLIE M. ROHM **whose property address** is: 112 LINWOOD ROAD, 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 402, according to the Survey of Forest Parks 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99, in the Probate Office of Shelby County, Alabama**

SUBJECT TO:

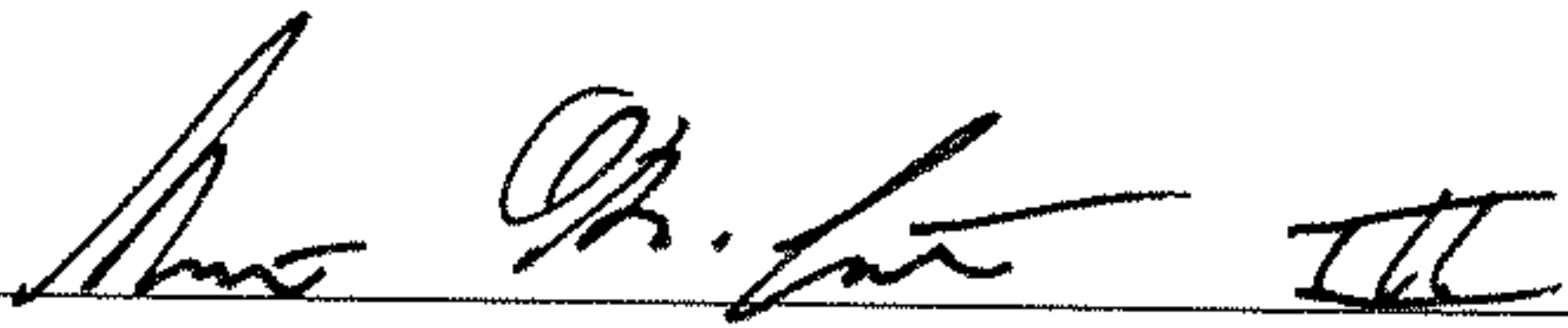
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1998-3109.
5. Easement granted Shelby County Alabama recorded in Inst. No. 1993-3962.
6. Agreement as to sanitary sewer system recorded in Inst. No. 1998-25449; Inst. No. 1998-23896 and Inst. No. 1997-25466.

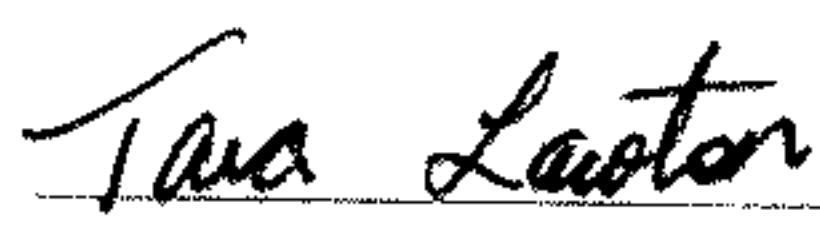
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 12th day of January, 2018.

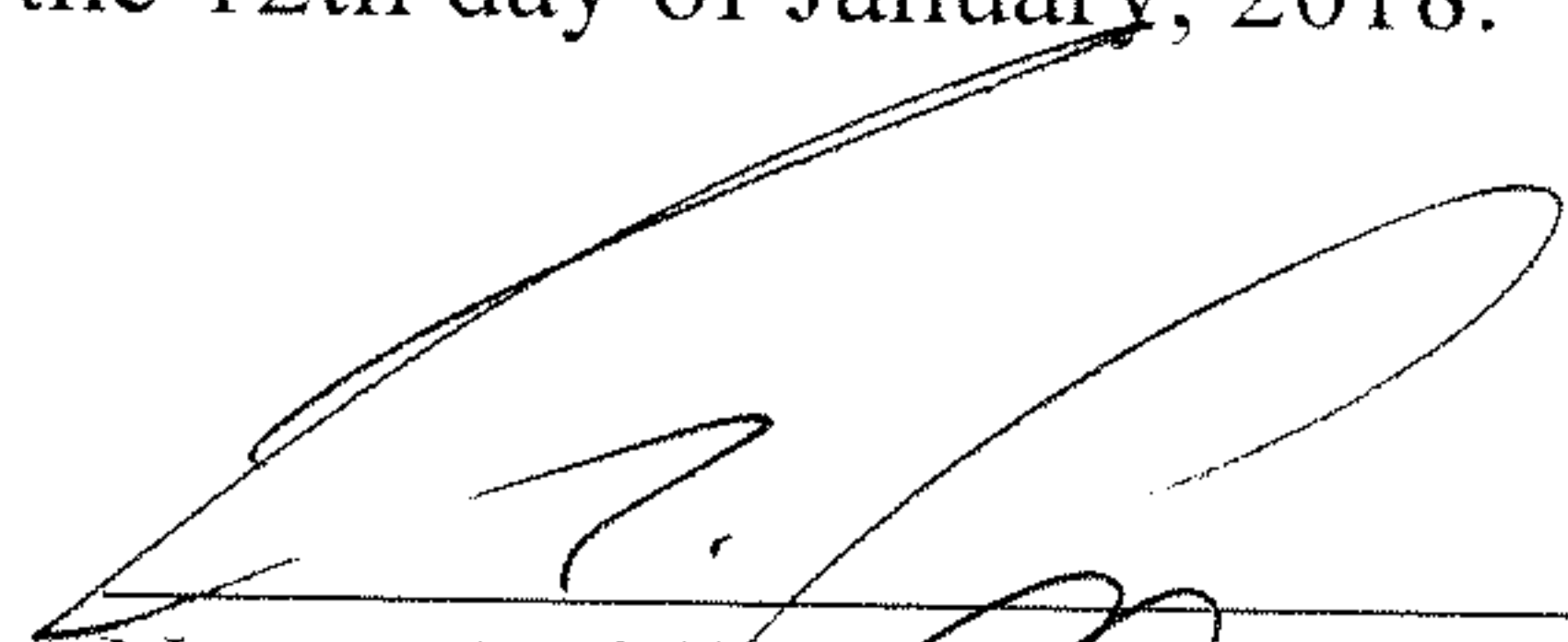
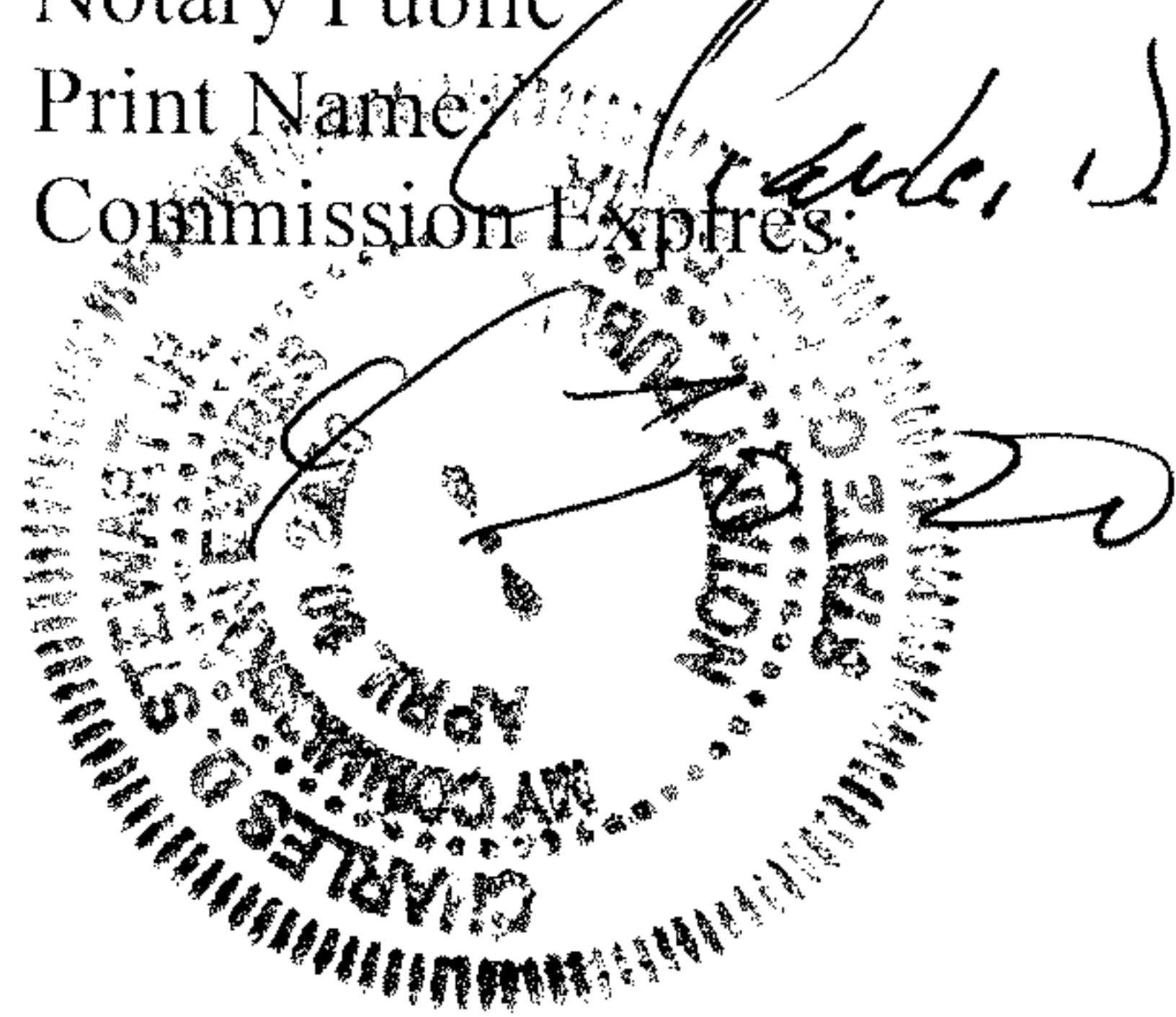
  
RICHARD K. LAWTON, III

  
TARA LAWTON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD K. LAWTON, III and TARA LAWTON 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 12th day of January, 2018.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/16/2018 08:50:02 AM  
\$313.00 CHERRY  
20180116000014700

