

Send tax notice to:
CATHERINE H. GALLAGHER
1376 INVERNESS COVE DRIVE
HOOVER, 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

2018002

WARRANTY DEED

**20180126000026710
01/26/2018 09:37:45 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KORI FINN JONES F/K/A KORI A FINN AND COURTNEY L. JONES, WIFE AND HUSBAND **whose mailing address** is: 2033 Arbor Hill Pkwy, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by CATHERINE H. GALLAGHER **whose property address** is: 1376 INVERNESS COVE DRIVE, HOOVER, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 182-A, according to the Survey of Inverness Cove Phase 2 Resurvey #1, as recorded in Map Book 36, Page 110 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

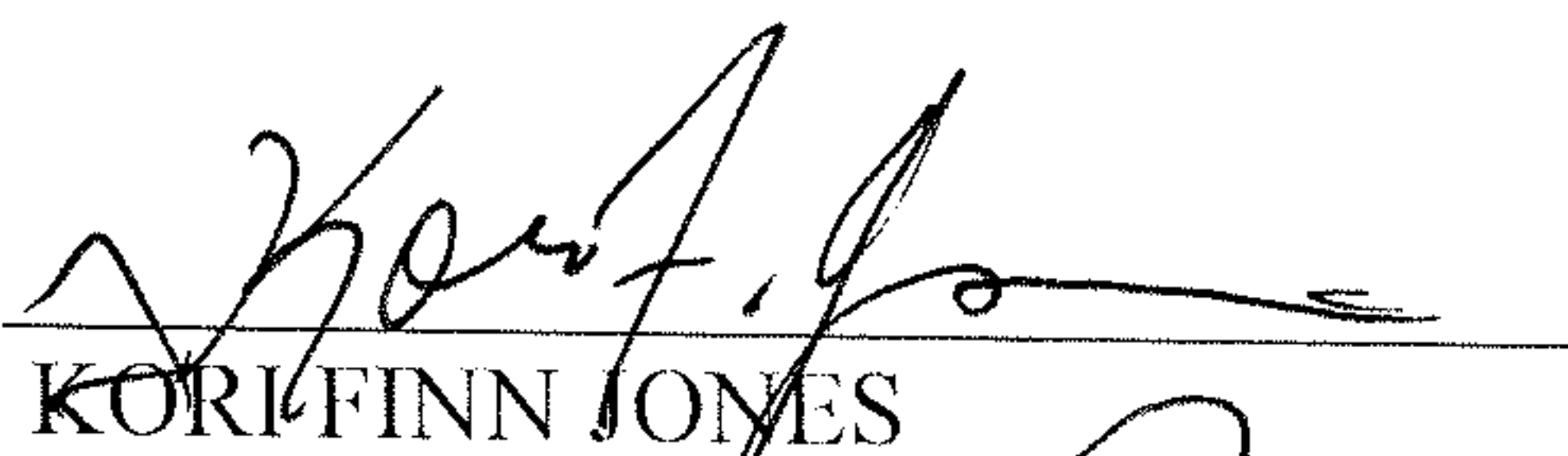
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damages.
4. Easement to Alabama Power Company as recorded in Real 365, Page 785; Real 365, Page 819 and Inst. No. 1994-34517
5. Easement to the City of Hoover as recorded in Inst. No. 1998-24499 and Real 365, Page 871.
6. Right-of-way granted to Alabama Power Company recorded in Deed Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 3318, Page 27.
7. Declaration of Protective Covenants as recorded In Inst. No. 20050113000020870; Inst. No. 20051006000521560 and amended in Inst. No. 20060130000047870.


\$184,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

KORI A FINN AND KORI FINN JONES ARE ONE AND THE SAME PERSON.

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 Grantees, their 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 25th day of January, 2018.

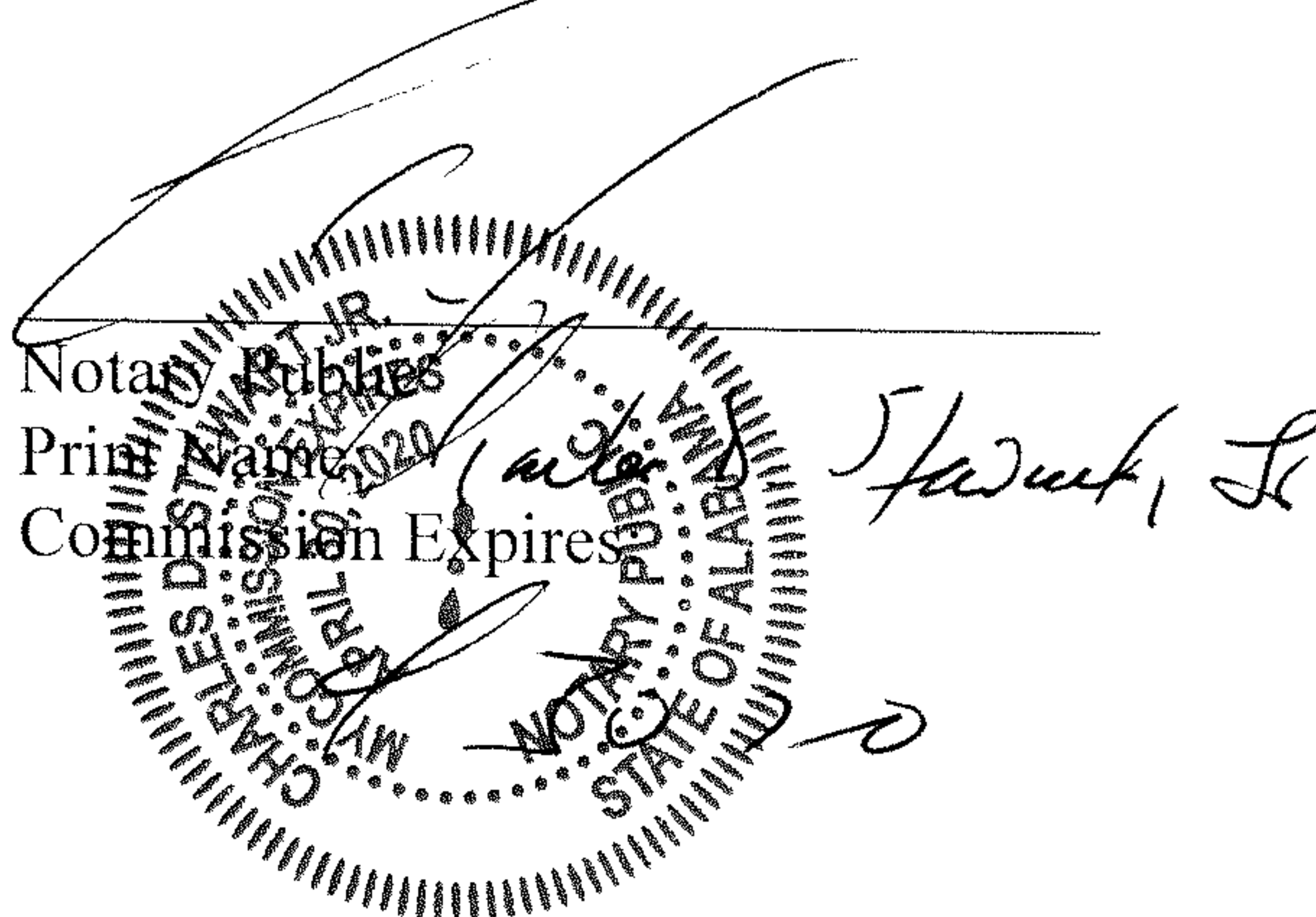

KORI FINN JONES


COURTNEY L JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KORI FINN JONES AND COURTNEY L. JONES 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 25th day of January, 2018.


Notary Public
Commission Expires 12/31/2020
Charles D. Stewart, Jr.
Notary Public
State of Alabama



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/26/2018 09:37:45 AM
\$223.00 CHERRY
20180126000026710

