

Send tax notice to:
BRYANT JAMES BROOKS
2130 BANEBERRY DRIVE
HOOVER, AL, 35244

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

2018055

20180306000073170
03/06/2018 03:04:25 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Two Thousand and 00/100 Dollars (\$322,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SEAN WOMACK and SARA WOMACK**, husband and wife, whose mailing address is: 3422 River Heights Crossing SE, Marietta GA 30067 (hereinafter referred to as "Grantors") by **BRYANT JAMES BROOKS and LAURA PARKER BROOKS** whose property address is: 2130 BANEBERRY DRIVE, HOOVER, AL, 35244 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 2717, according to the Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, Page 56, 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. 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.
3. Restrictions appearing of record in Misc. 14, Page 536, Misc. 17, Page 550, Misc. 34, Page 549, Real 153, Page 594, Real 170, Page 709 and Real 159, Page 903.
4. Agreement with Alabama Power Company recorded in Real 153, Page 601.
5. Right-of-way granted to Alabama Power Company recorded in Real 167, Page 350.

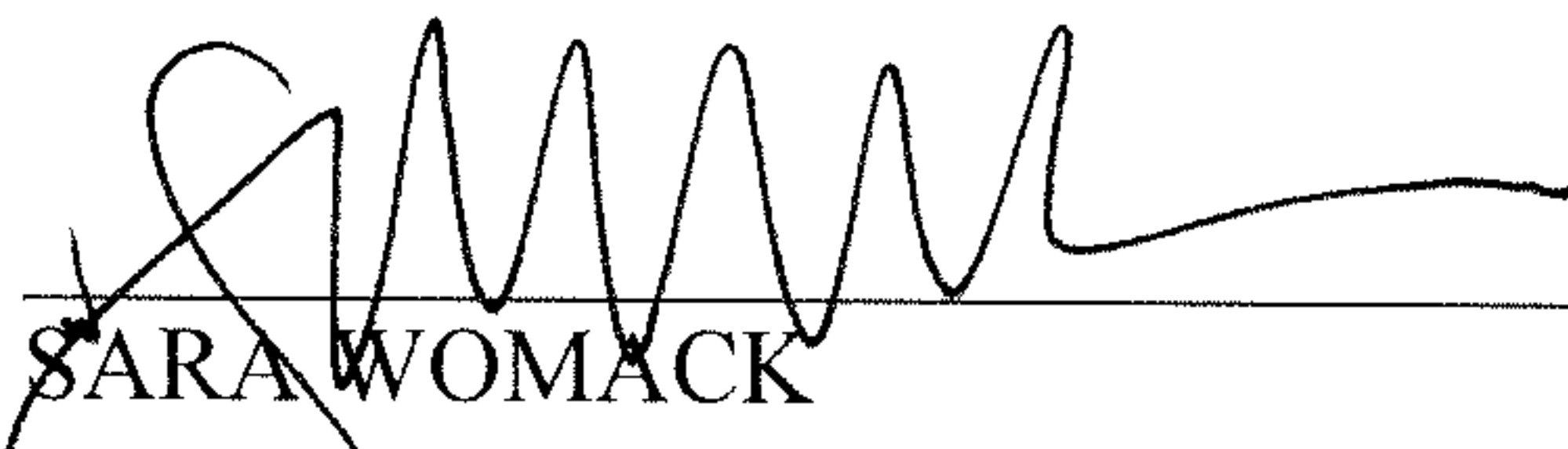
\$257,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 2nd day of March, 2018.

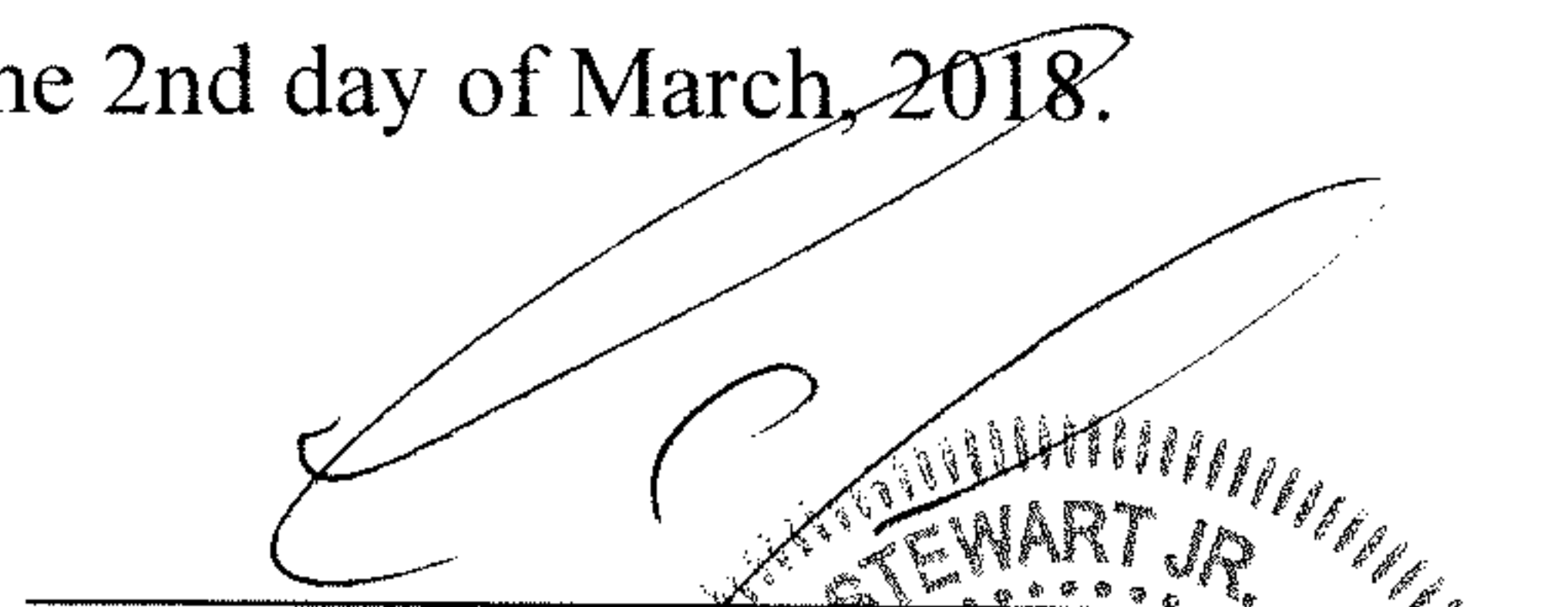
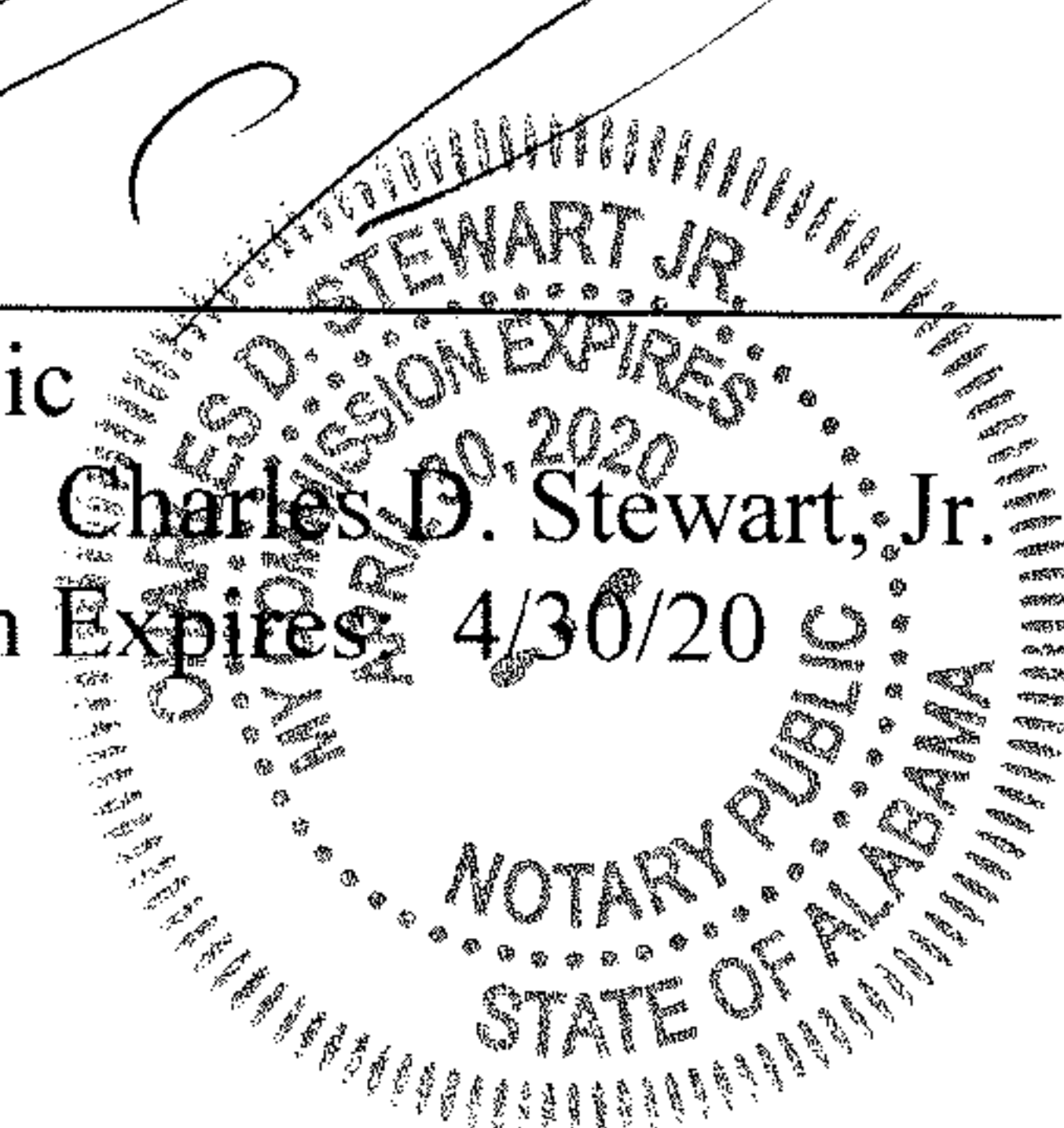

SEAN WOMACK

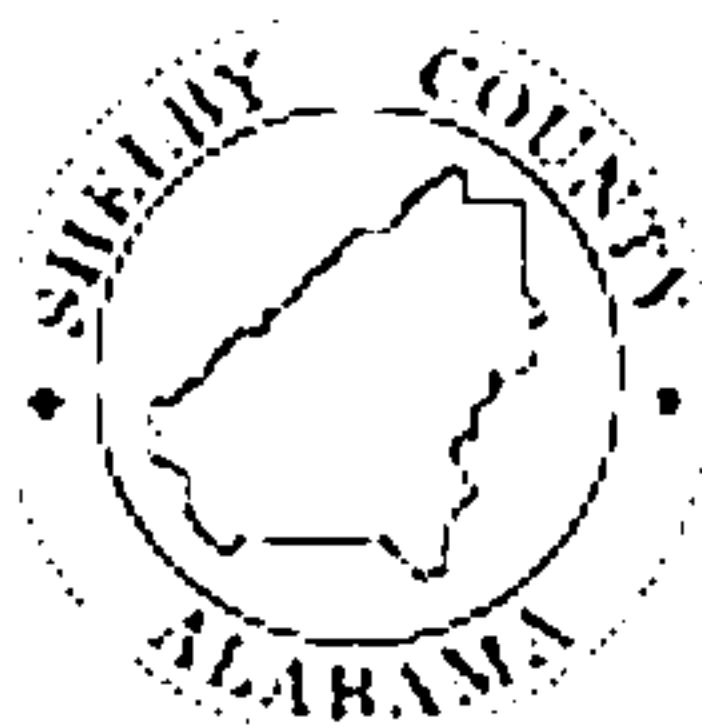

SARA WOMACK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SEAN WOMACK and SARA WOMACK whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 03:04:25 PM
\$83.00 CHERRY
20180306000073170

