

Send tax notice to:  
CLARK D EDWARDS  
417 OLD BROOK CIRCLE  
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

2018093T      20180313000081360  
03/13/2018 01:34:36 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$213,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ELIZABETH D FOSTER and EDWARD FOSTER and ELIZABETH F DAMATO, SINGLE INDIVIDUALS **whose mailing address** is: 3353 Afton Way Birmingham AL 35242 (hereinafter referred to as "Grantors") by CLARK D EDWARDS **whose property address** is: 417 OLD BROOK CIRCLE, BIRMINGHAM, 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 19, according to the map and survey of Old Brook Place as recorded in Map Book, 19, Page 41, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Old Brook Place as recorded in Map Book, 19, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 4, Page 505.
4. Covenants, Conditions, and Restrictions recorded Book 1994, Page 35287 and amended in Book 1995, Page 13687.
5. Utility Easement recorded in Book 42, Page 227.

\$170,800.00 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 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 6<sup>th</sup> day of March, 2018.

Elizabeth D. Foster  
ELIZABETH D FOSTER

Ed Foster  
EDWARD FOSTER

Elizabeth F. Damato  
ELIZABETH F DAMATO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH D FOSTER and EDWARD FOSTER and ELIZABETH F DAMATO 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 6<sup>th</sup> day of March, 2018.

Charles D. Stewart, Jr.  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 12-30-20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/13/2018 01:34:36 PM  
\$61.00 CHERRY  
20180313000081360

James W. Fuhrmeister