

Send tax notice to:
CARRIE MIDDLEBROOKS
153 RIVER CREST LANE
HELENA, AL, 35080

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

2018077T **20180313000081550**
03/13/2018 01:54:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand Nine Hundred and 00/100 Dollars (\$215,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MELANIE A HARRIS**, a single individual, whose mailing address is: 149 River Crest Ln Helena AL 35080 (hereinafter referred to as "Grantor") by **CARRIE MIDDLEBROOKS and HURLEY T MIDDLEBROOKS, II** whose property address is: 153 RIVER CREST LANE, HELENA, AL, 35080 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 2079, according to the map and survey of Old Cahaba, Phase V, 6th Addition, as recorded in Map Book 37, page 62, 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 the recorded map and survey of Old Cahaba, Phase V, 6th Addition, as recorded in Map Book 37, page 62, in the Probate Office 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 Deed Book 15, page 415; Deed Book 37, Page 53; Deed Book 37, page 52 and Deed Book 37, page 136.
4. Transmission Line Permits and Easements granted to Alabama Power Company recorded in Book 134, Page 85, Book 131, Page 447, Book 257, Page 213, Book 46, Page 69 and Book 230, Page 113.
5. Covenants, Conditions and Restrictions as recorded in Map Book 36, page 105-A; Map Book 37, page 53; Map Book 37, page 62; Map Book 37, page 136 and Instrument #20050916000481600.
6. Easement and Right of Way recorded in Deed Book 155, Page 331; Deed Book 155, Page 425; Deed Book 2, Page 16; and Deed Book 156, Page 203.
7. Right of Way granted to Alabama Power Company recorded in Instrument #20060201000062660, Instrument #20040910000506080, Instrument #20060829000424580, Instrument #20060414000173930, Instrument

#20060201000052670, Instrument #20040629000354920, Instrument
#20040629000354650, Instrument #20051031000564130, Instrument
#20040910000504110, Instrument #20040910000504120, and Instrument
#20040629000355410.

8. Right of way granted to Bessemer Water Service recorded in Instrument #20080204000043240.
9. Resolution recorded in Instrument #20091006000378080, Instrument #20121213000476580, and Instrument #20131215000471840.
10. Articles of Incorporation of American Land Development recorded in Instrument #1998-1191; Instrument #2000-10277; and Instrument #2000-11800.

\$211,989.00 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.

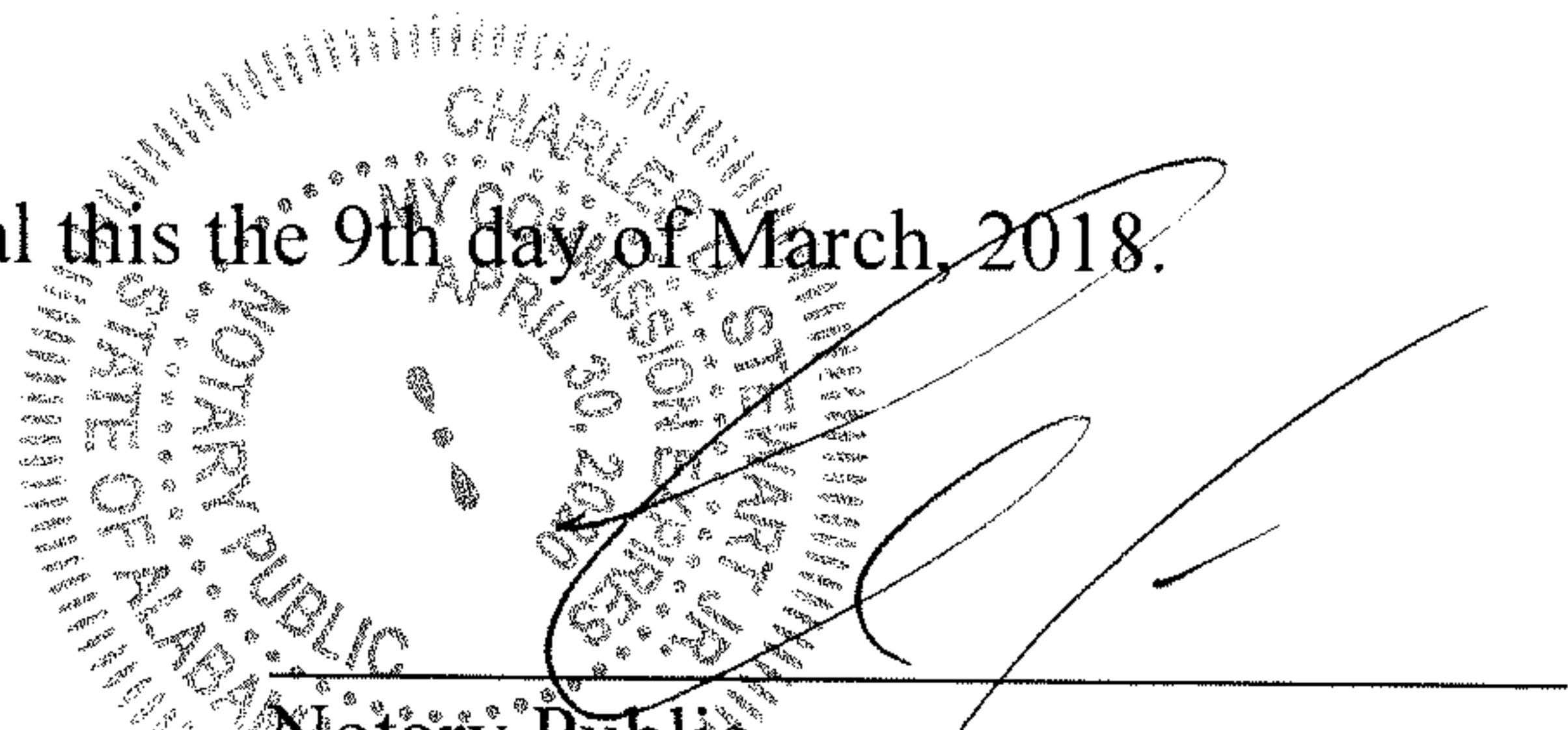
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 9th day of March, 2018.

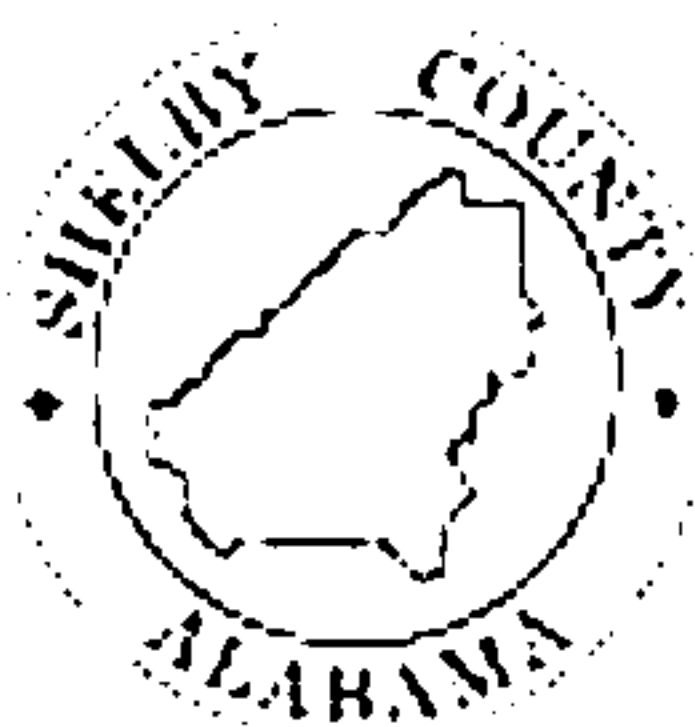

MELANIE A HARRIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELANIE A HARRIS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th 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
03/13/2018 01:54:46 PM
\$22.00 CHERRY
20180313000081550

