

20180315000085520
03/15/2018 01:58:34 PM
DEEDS 1/2

Send tax notice to:
CHRISTOPHER J. PRICE
134 HIGHVIEW COVE
PELHAM, AL. 35124

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

2018036T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID PRICE and SUSAN PRICE, husband and wife, whose mailing address is: 28313 Nautica Lane, Bonita Springs FL 34135 (hereinafter referred to as "Grantors") by CHRISTOPHER J. PRICE and COURTNEY PRICE whose property address is: 134 HIGHVIEW COVE, PELHAM, AL, 35124 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 174, according to the map and survey of Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, Page 105, 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 High Ridge Village, Phase 8, as recorded in Map Book 33, Page 105, 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 as recorded in Deed Book 93, page 861; Book 258, page 811; Book 275, page 41; Book 291, page 887; Book 116, page 797; Book 119, page 83; Book 224, page 517; Book 245, page 600; Book 245, page 602 and Book 245, page 604.
4. Covenants, Conditions and Restrictions as recorded in Instrument #20041116000629310.
5. Articles of Incorporation of the High Ridge Village Homeowners Association, Inc. as recorded in Instrument #2001-40044.
6. Easements and right of way granted to Alabama Power Company as recorded in Book 102, Page 202; Book 108, Page 337; Book 102, Page 200; Book 187, Page 53 and Book 187, Page 61.

20180315000085520 03/15/2018 01:58:34 PM DEEDS 2/2

\$120,000.00 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 14th day of March, 2018.

David Price
DAVID PRICE
Susan Price
SUSAN PRICE

STATE OF FLORIDA
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID PRICE and SUSAN PRICE 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 14th day of March, 2018.

Tina Mai Miller
Notary Public
Print Name:
Commission Expires:

 **TINA MAI MILLER**
MY COMMISSION # FF223911
EXPIRES April 23, 2019
FloridaNotaryService.com
1407 398-0153

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/15/2018 01:58:34 PM
\$48.00 CHERRY
20180315000085520



J. Fuhrmeister