

Send tax notice to:
ROBIN HULLETT
115 RIVER VALLEY ROAD
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

2018111

20180322000094840
03/22/2018 10:52:14 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JEFFREY L ATKINSON and JACQUELINE M ATKINSON, HUSBAND AND WIFE **whose mailing address is:** 12 SILVER HILL RD, ACTON, MA 01720 (hereinafter referred to as "Grantors") by ROBIN HULLETT **whose property address is:** 115 RIVER VALLEY ROAD, HELENA, AL, 35080 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 621, ACCORDING TO THE SURVEY OF FINAL PLAT, RIVERWOODS SIXTH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 140, 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. 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.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Covenants, conditions and restrictions as recorded in Inst # 2002-07338 and corrected in Inst. # 20061025000526430 and amended and restated in Inst. # 20070917000435160
5. Terms, conditions, obligations, rules, regulations and by-laws of Riverwoods Association, Inc. as evidenced by the Articles of Incorporation recorded in Inst. #20020731000356160.
6. By-Laws of Riverwoods Association, Inc as recorded in Instrument #2002071000356170.
7. 1000356170.

\$332,500.00 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 19 day of March, 2018.



JEFFREY L ATKINSON

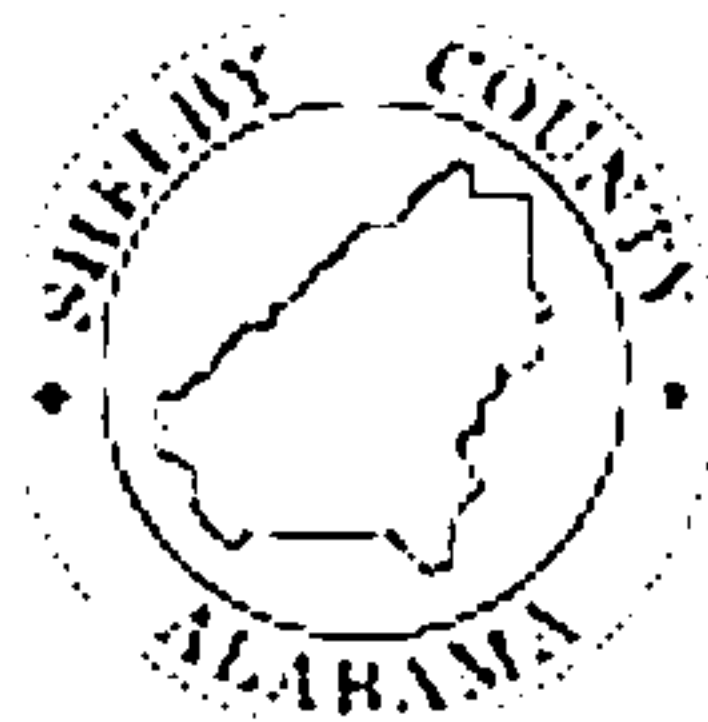
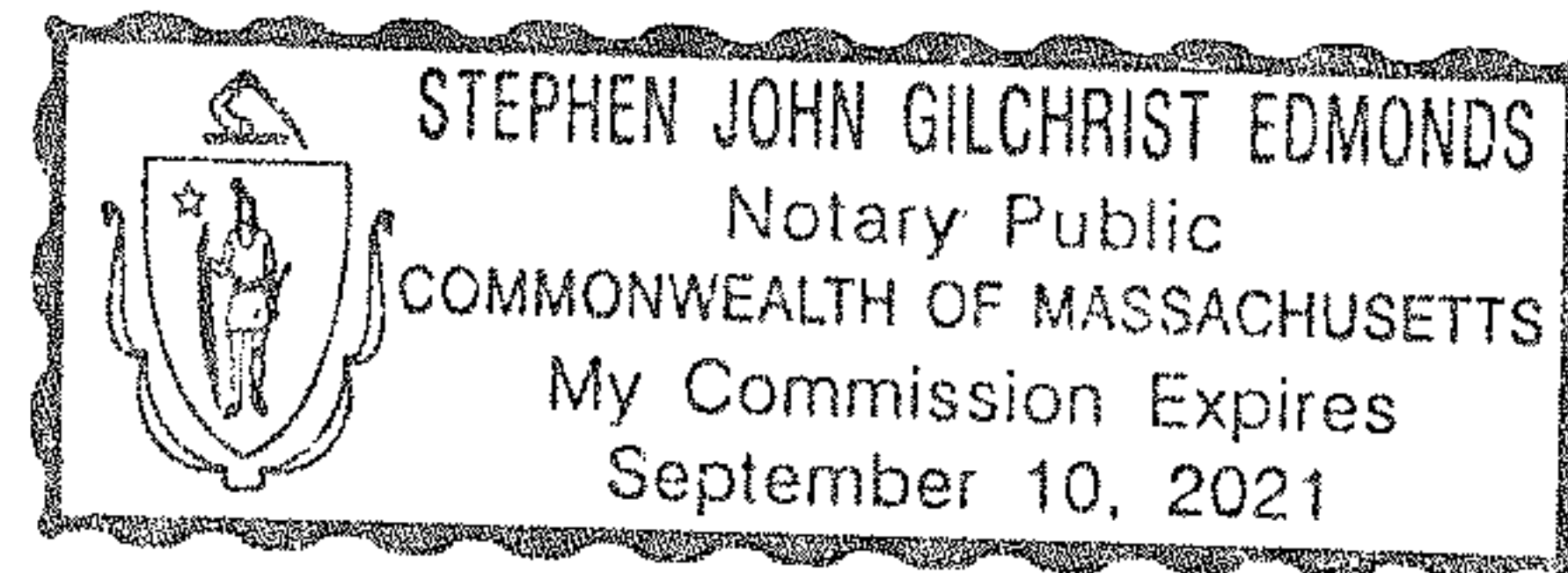

JACQUELINE M ATKINSON

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY L ATKINSON and JACQUELINE M ATKINSON 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 19th day of March, 2018.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2018 10:52:14 AM
\$35.50 CHERRY
20180322000094840

