

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
KIRBY G. FAIRCLOTH and wife, BRENDA G. FAIRCLOTH
151 HIGH BRIDLE CIRCLE
CALERA, ALABAMA 35040

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, RICHARD G. ANDERSON and wife, SHARON ANDERSON, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto KIRBY G. FAIRCLOTH and wife, BRENDA G. FAIRCLOTH, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 13 according to the Map of Fox Valley Highlands recorded in Map Book 39, Pages 14-A and 14-B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20070907000422030 and supplementary amendment recorded in Instrument No. 20080610000237060 (Fox Valley Highlands) and Instrument No. 20041221000695360 (Fox Valley Estates) in the Probate Office.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 33 Page 153, Map Book 34 Page 8, and Map Book 39 Pages 14-A and 14-B in the Probate Office.
4. A 75 foot building setback line from Northern and Western sides of lot and a 25 foot setback line along the Southerly side of lot as recorded in Map Book 39 Pages 14-A and 14-B in the Probate Office.
5. Rights of others to use of the easement for roadway and utility line as shown and recorded in Deed Book 277 Page 253, Deed Book 302 Page 783, Deed Book 309 Page 299, and Real Book 156 Page 965 in Probate Office.
6. Rights of others to use of the easement for roadway as shown in Map Book 34 Page 8 in the Probate Office.
7. A 50 foot ingress/egress easement running through the Northerly side of said lot as shown on recorded Map Book 39 Pages 14-A and 14-B in the Probate Office.
8. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 130 Page 178 in the Probate Office.
9. Annexation to the City of Alabaster, as recorded in Instrument No. 20060822000410820 in the Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 302 Page 783 and Deed Book 277 Page 254 in the Probate Office.

Shelby County, AL 04/02/2018
State of Alabama
Deed Tax: \$25.00

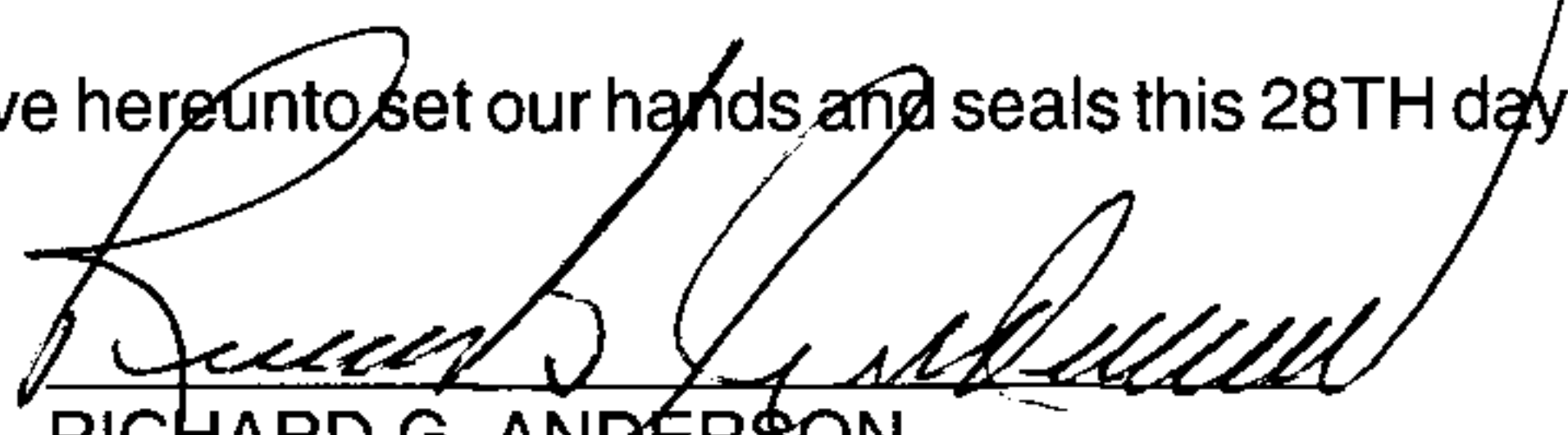

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Shelby Cnty Judge of Probate, AL
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11. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may occur or cause damage to subject property, as shown by instrument recorded in Map Book 34 Page 8 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28TH day of MARCH, 2018.

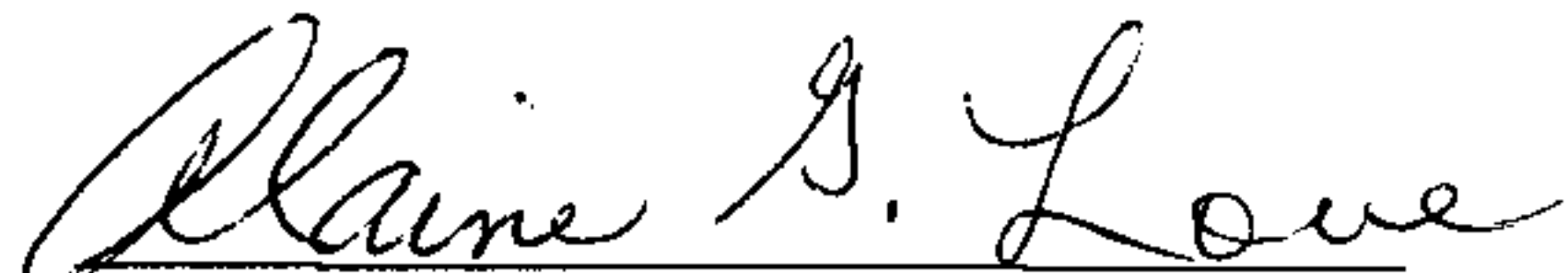

RICHARD G. ANDERSON


SHARON ANDERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that RICHARD G. ANDERSON and wife, SHARON ANDERSON, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of MARCH, 2018.


NOTARY PUBLIC
My Commission Expires: 10/31/2019


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Grantor's Name:
RICHARD G. ANDERSON and SHARON ANDERSON
Mailing Address:
631 SPRING CREEK ROAD
MONTEVALLO, ALABAMA 35115

Property Address:
201 Fox Valley Highland Drive
Maylene, AL 35114

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
KIRBY G. FAIRCLOTH and BRENDA G. FAIRCLOTH
Mailing Address:
151 HIGH BRIDLE CIRCLE
CALERA, ALABAMA 35040

Date of Sale: MARCH 28TH, 2018
Total Purchase Price: \$25,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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