

Send tax notice to:  
MATTHEW S. WEST  
2404 BLUE BIRD CIRCLE  
BIRMINGHAM, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018147

SHELBY COUNTY

**WARRANTY DEED**

**20180403000109420  
04/03/2018 10:01:37 AM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GRAHAM TRAVERS and HAYLEY TRAVERS**, husband and wife, whose mailing address is: 2095 Slasham Rd, Ashville, AL 35953 (hereinafter referred to as "Grantors") by **MATTHEW S. WEST** whose property address is: 2404 BLUE BIRD CIRCLE, BIRMINGHAM, AL, 35244 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 6, according to the Survey of Audobon Forest, as recorded in Map Book 8, Page 126, 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. Restrictions appearing of record in Book 144, Page 480.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 4, Page 533, and any damages relating to the exercise of such rights or the extraction of such minerals.
4. Right of Way granted to Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 6, Page 475.

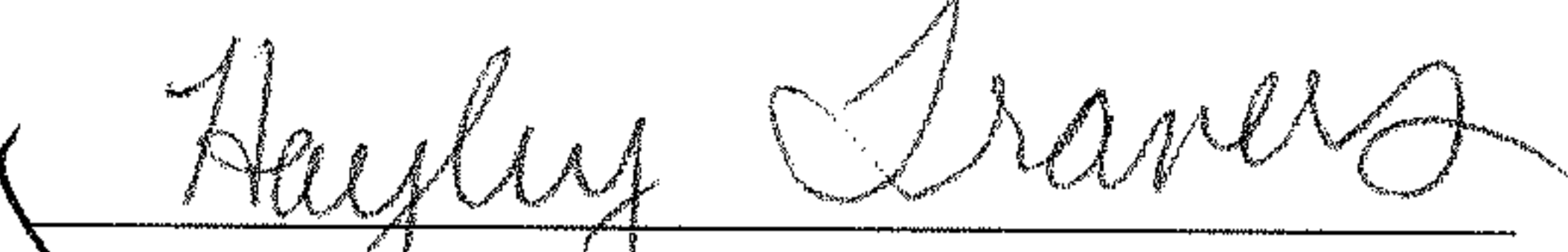
\$235,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantors, have hereunto set their hand and seal this the 30th day of March, 2018.

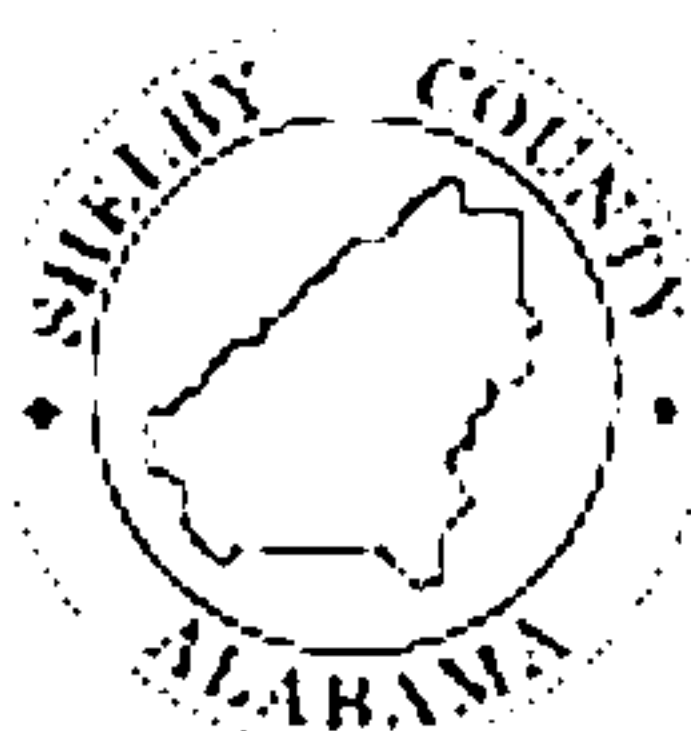
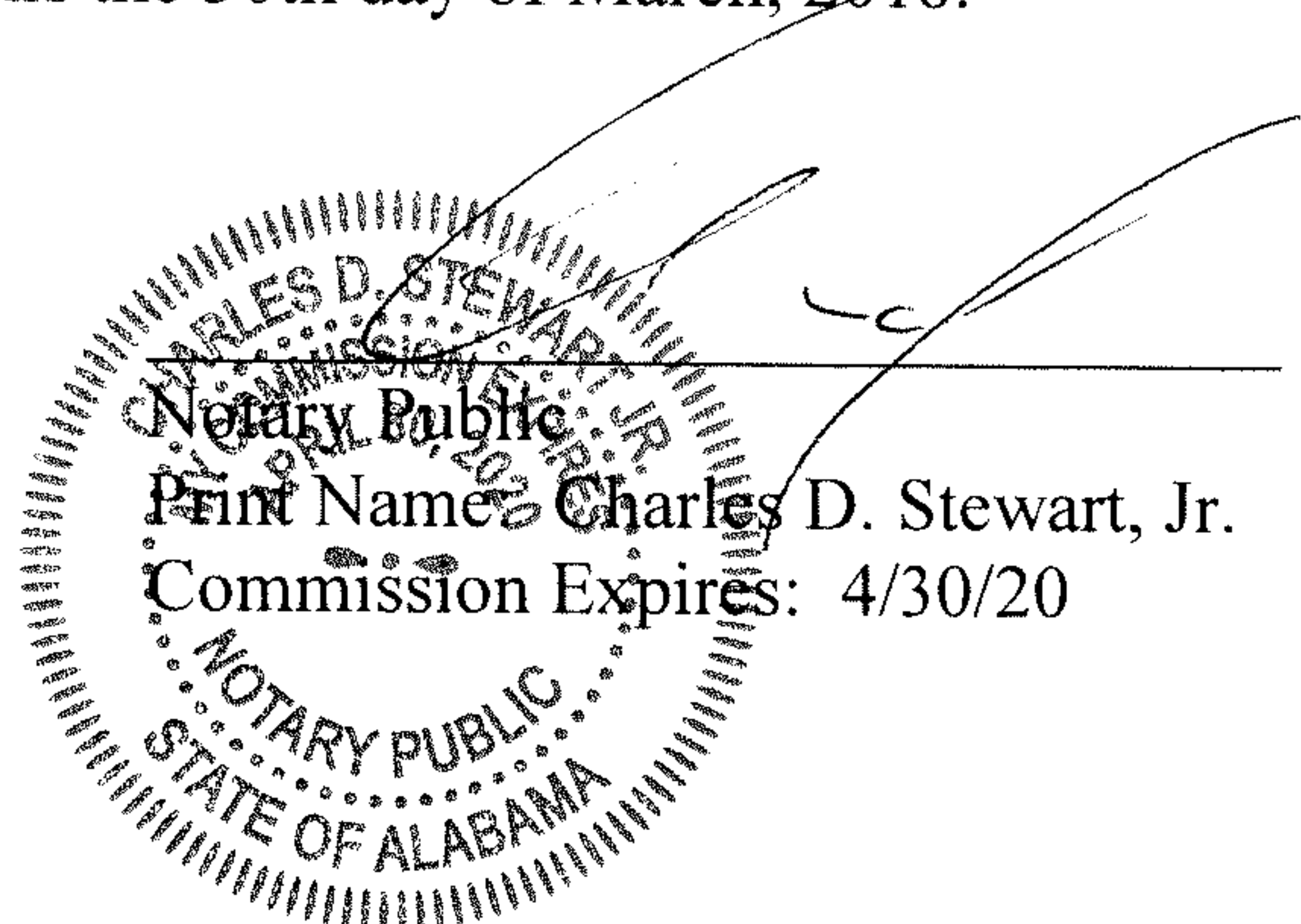
  
GRAHAM TRAVERS

  
HAYLEY TRAVERS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GRAHAM TRAVERS and HAYLEY TRAVERS 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 30th day of March, 2018.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/03/2018 10:01:37 AM  
\$38.00 CHERRY  
20180403000109420

