

Send tax notice to:
AMBER REVIS
1569 APPEGATE
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2018023T

SHELBY COUNTY

20180416000125660

04/16/2018 10:24:41 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Four Thousand and 00/100 Dollars (\$94,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, EQUITY TRUST COMPANY CUSTODIAN FBO DAVID S BURNETT, a married man, whose mailing address is: 2320 Ridge Trail, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by AMBER REVIS whose property address is: 1569 APPEGATE, ALABASTER, AL, 35007 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 79, according to the Survey of Applegate Manor, as recorded in Map Book 9, page 125 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Real 65, page 201 in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, page 634 in the Probate Office of Shelby County, Alabama.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE SELLER, NOT THAT OF HIS SPOUSE.

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 Applegate Manor, as recorded in Map Book 9, Page 125 A, B & C, 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.
4. Covenants, Conditions and Restrictions as recorded in Book 60, Page 748 and Real Book 63, Page 634.

- 5. Articles of Incorporation of the Applegate Townhome Association, Inc. as recorded in Book 65, Page 201.
- 6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 7/5/17 and recorded on 7/6/17 in Official records Instrument #20170706000240640, in the Probate Records of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$91,180.00 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 10 day of April, 2018.

EQUITY TRUST COMPANY FBO DAVID S BURNETT

Hope Gonzales
Corporate Alternate Signer

READ AND APPROVED BY DAVID S BURNETT



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 10:24:41 AM
\$21.00 CHERRY
20180416000125660

STATE OF Ohio
COUNTY OF Cuyahoga

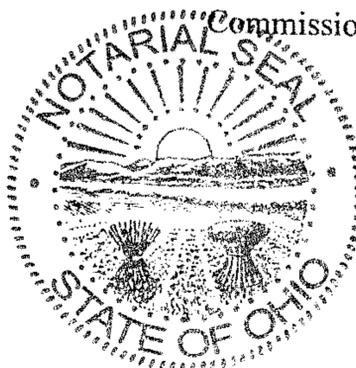
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EQUITY TRUST COMPANY CUSTODIAN FBO DAVID S BURNETT whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of April, 2018.



JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

Notary Public
Print Name:
Commission Expires:



JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022