

Send tax notice to:
CHRISTIAN R. SCHAEFER
191 BENT CREEK DRIVE
CHELSEA, AL, 35043

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

STATE OF ALABAMA

2018145

20180420000133630

04/20/2018 01:50:00 PM

SHELBY COUNTY

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$354,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: **2055 Highway 93, Helena, AL 35080** (hereinafter referred to as "Grantor") by **CHRISTIAN R. SCHAEFER and NICOLE L. SCHAEFER** whose property address is: 191 BENT CREEK DRIVE, CHELSEA, AL, 35043 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 66, according to the Map and Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in Map Book 47, Page 25, 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 due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Right of way granted to Alabama Power Company as set forth in Deed Volume 126, Page 55.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded In Instrument No. 20170112000016100, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20161021000387050.
6. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000564180; Instrument No. 20061212000600960 and Instrument No. 20060630000315120.
7. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
8. Easements and building lines as shown on recorded map.

\$337,155.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 18th day of April, 2018.

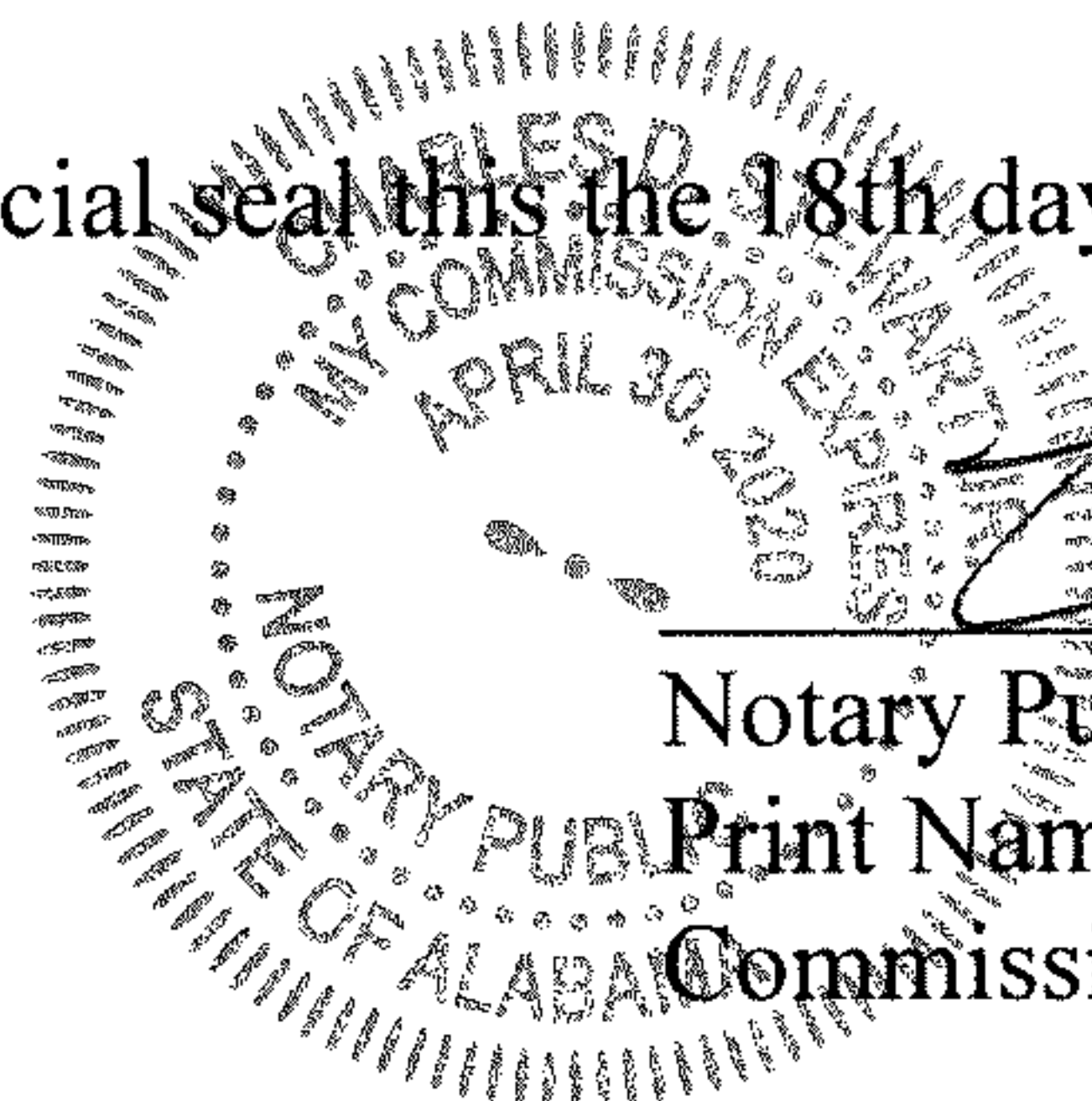
SIERRA BUILDING COMPANY, LLC

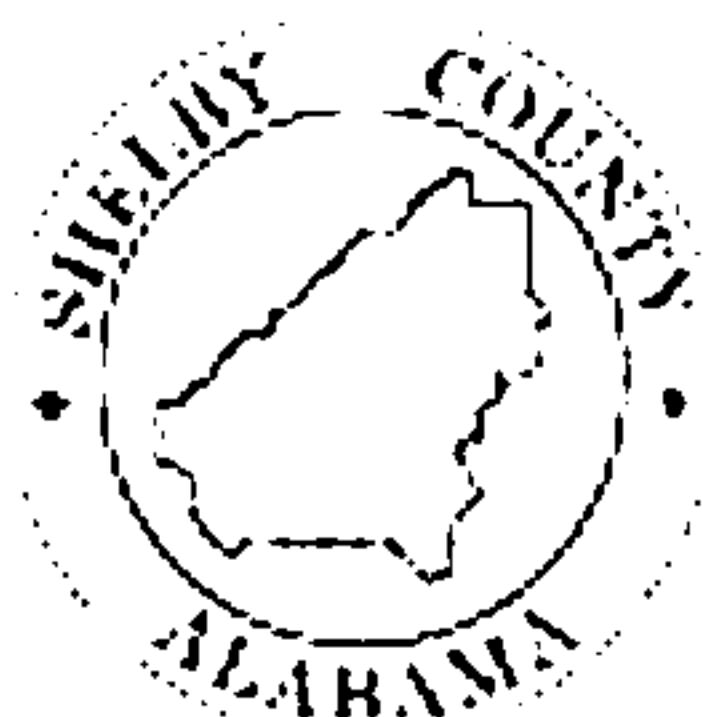

BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER OF SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of April, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2018 01:50:00 PM
\$36.00 CHERRY
20180420000133630

