

Send tax notice to:
CLAYTON SIDES
224 LORRIN LANE
STERRETT, AL, 35147

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

2018156

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JANIS CANTLEY, A SINGLE INDIVIDUAL and MICAH I. CANTLEY AND EMILY E CANTLEY, HUSBAND AND WIFE **whose mailing address is:** 104 Middleby Way Green SC 29650 (hereinafter referred to as "Grantors") by CLAYTON T. SIDES and KARI C. SIDES **whose property address is:** 224 LORRIN LANE, STERRETT, AL, 35147 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 42 of The Villages of Westover, Sector 1, according to Map Book 39, Pages 9A and 9B as recorded 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, whether or not appearing in the Public Records
3. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists
4. Right of Way, easement, partial release & covenants & restrictions as set forth in right of way deed by and between Kimberly-Clark Corporation & Colonial Pipeline recorded in Book 283, Page 716.
5. Right of Way to Colonial Pipeline as recorded in Book 283, Page 716; Volume 220, Page 999; Book 221, Page 846; Volume 268, Page 214; Book 268, Page 809 & Book 220, Page 820.
6. Right of Way to Alabama Power Company as recorded in Book 228, Page 793 & Instrument No. 20070517000229750.
7. Right of Way to Plantation Pipeline Company as recorded in Book 112, Page 254.
8. Right of Way to Shelby County as recorded in Book 147, Pages 511 & 514.
9. Transmission Line Permit to Alabama Power Company as recorded in Book 103, Page 188; Book 147, Page 45; Book 147, Page 46 & Book 118, Page 497.
10. Easement to Bellsouth as recorded in Instrument No. 20061023000521080.
11. Declaration of Protective Covenants as recorded in Instrument No. 20080109000013350.
12. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record

\$220,924.00 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 24th day of April, 2018.

*Janis Cantley by and through Micah I Cantley
her attorney in fact*

JANIS CANTLEY
BY AND THROUGH MICAH I CANTLEY
HER ATTORNEY IN FACT

[Signature]
MICAH I. CANTLEY

[Signature]
EMILY E CANTLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMILY E CANTLEY and MICAH I. CANTLEY 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 24th day of April, 2018.

[Signature]
Notary Public
Print Name: *Charles S. Fuhrmeister*
Commission Expires: *April 2020*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Micah I Cantley, whose name as Agent and Attorney in Fact for Janis Cantley, 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 executed the same voluntarily in his capacity as Attorney in Fact for Janis Cantley on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 2018.

[Signature]
Notary Public
Print Name: *Charles S. Fuhrmeister*
Commission Expires: *April 2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 12:20:06 PM
\$22.50 CHERRY
20180425000139460

[Signature]