

Send tax notice to:

WILLIAM D GEORGE

4936 Hawthorne Place  
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  
Shelby COUNTY

2018238T

**20180508000156980**

**05/08/2018 12:36:59 PM**

**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Eight Thousand and 00/100 Dollars (\$98,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DALE K DENTON and DEBRA B DENTON, husband and wife, **whose mailing address** is: 2409 W. Chestnut Blvd, OK 73703 (hereinafter referred to as "Grantors") by WILLIAM D GEORGE **whose property address** is: 348 OXFORD WAY, PELHAM, AL, 35124 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 2668 WEATHERLY HIGHLANDS THE LEDGES SECTOR 26, PHASE THREE, AS RECORDED IN MAP BOOK 38, PAGE 71 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

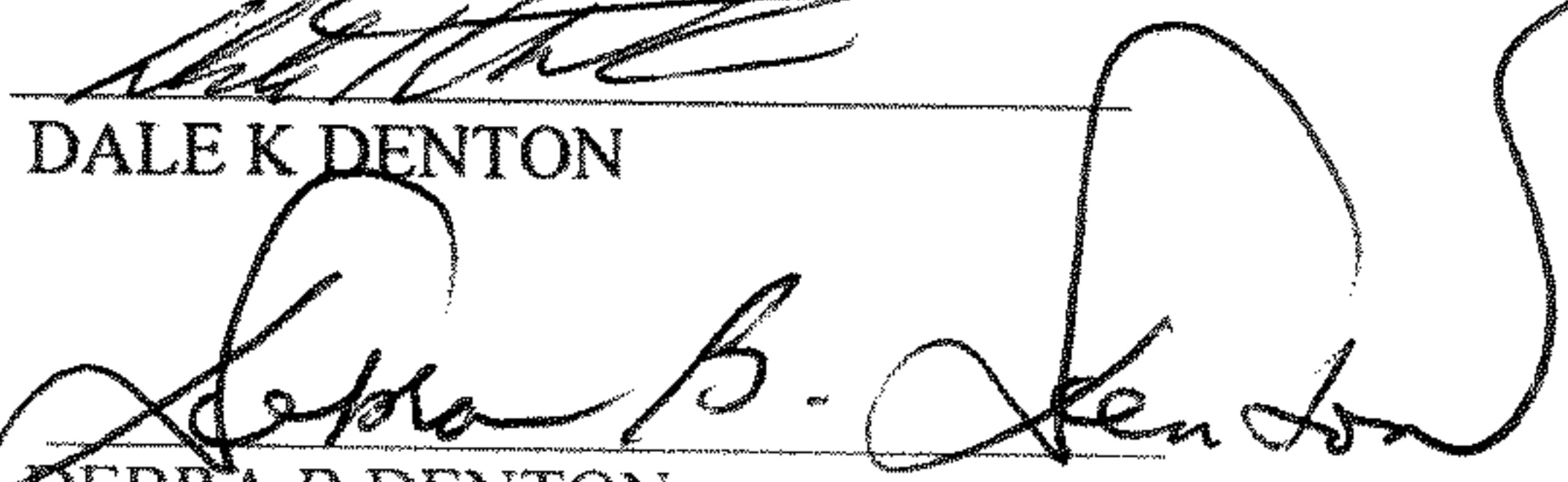
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Subject to all matters as set forth as shown on the plat as recorded in Official Records Plat Book 38, Page 71, of the Probate Records of Shelby County, Alabama.
3. Minerals 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. Homeowners Association as recorded in Official Records Book 2000, Page 14751, of the Probate Records of Shelby County, Alabama.
5. Right of Way Granted to Alabama Power Company recorded in Official Records Book 2006, Page 42216, Official Records Book 2006, Page 60272 and Official Records Book 2006, Page 60273, of the Probate Records of Shelby County, Alabama.
6. Gibson & Anderson Construction, Inc is the Constructor Agreed upon by the parties to construct a Dwelling on real property recorded in Official Records Instrument No. 20151009000355270, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20110224000063760, Official Records Book 2000, Page 14750, Official Records Book 2011, Page 5729 and Official Records Book 2011, Page 6376, of the Probate Records of Shelby County, Alabama

**\$0.00 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 3 day of May, 2018.

  
DALE K DENTON

  
DEBRA B DENTON

STATE OF Oklahoma  
COUNTY OF Garfield

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DALE K DENTON and DEBRA B DENTON 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 3<sup>rd</sup> day of May, 2018.

  
Notary Public

Print Name:

Commission Expires: Dec 23, 2019

BARBARA BUFFALO  
Notary Public  
State of Oklahoma  
Commission # 15011375  
My Commission Expires Dec 23, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2018 12:36:59 PM  
\$116.00 CHERRY  
20180508000156980

