

Send tax notice to:
MICHAEL SHANE RODEN
1037 BELVEDERE COVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2018206

SHELBY COUNTY

20180510000160350
05/10/2018 11:05:08 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$327,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **NEIL F. MICHAELSON and MARION H. MICHAELSON**, husband and wife, whose mailing address is: 1037 Belvedere Cove, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **MICHAEL SHANE RODEN and PETRA MARGARETHA RODEN** whose property address is: 1037 BELVEDERE COVE, BIRMINGHAM, AL, 35242 (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 7, according to the Survey of Belvedere Cove, Phase 1, as recorded in Map Book 35, Page 45, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2005-29814.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$262,000.00 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 8th day of May, 2018.



NEIL F. MICHAELSON

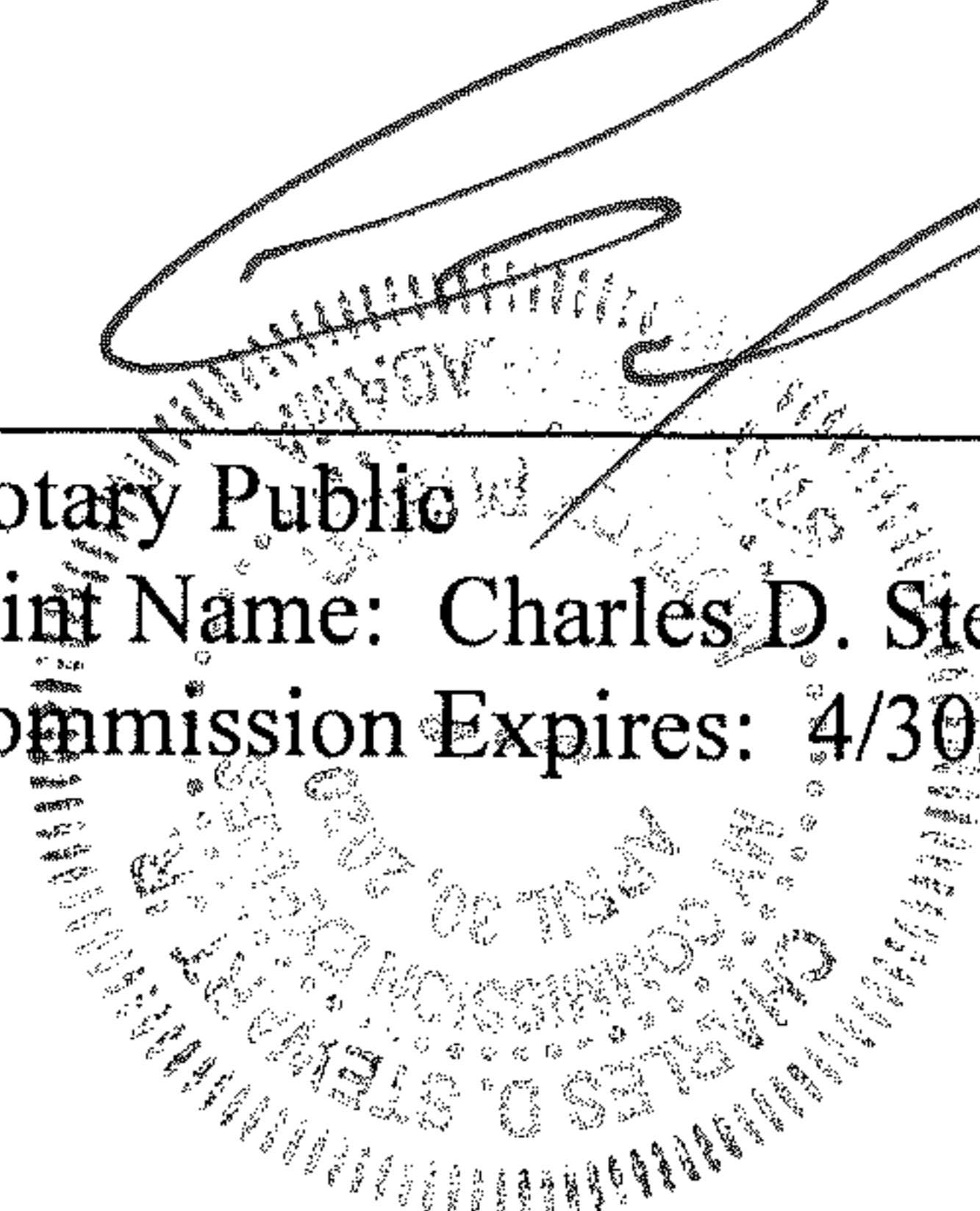

MARION H. MICHAELSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that NEIL F. MICHAELSON and MARION H. MICHAELSON 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 8th day of May, 2018.


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



20180510000160350 05/10/2018 11:05:08 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2018 11:05:08 AM
\$83.50 CHERRY
20180510000160350

