

Send tax notice to:
JACOB LAMBERT VAIL
268 SHORE FRONT LANE
WILSONVILLE, AL, 35186

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

STATE OF ALABAMA

2018257

SHELBY COUNTY

WARRANTY DEED

20180601000193110
06/01/2018 01:36:03 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$539,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEPHEN P. BAKER and TONYA L. BAKER**, husband and wife, whose mailing address is: 1169 Berwick Rd, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JACOB LAMBERT VAIL and CHESSA DANIELLE VAIL** whose property address is: 268 SHORE FRONT LANE, WILSONVILLE, AL, 35186 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 317, according to the Survey Lakewood Phase 3, as recorded in Map Book 36 Page 81, 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 any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto. Under and subject to the ultimate width of rights-of-way of any and all public highways, roads, or streets, and all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises conveyed or affecting same as a matter of record, which may be over and across said deed.
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. The amount and computation of area or acreage is not insured.
5. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
6. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on the recorded Final Plat Lakewood Phase 3, as recorded in Map Book 36 Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Minerals of whatsoever kind, subsurface and surfaces substances, including but not limited to coal, Ignite, 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 or listed in Schedule B or as set out in Instrument No. 1997-9552 & Instrument No. 2001-27341.

8. Easement to Alabama Power Company recorded in Instrument No. 20050801000383460.
9. Reservations, agreements & rights as set out in Instrument No. 2001-27341.
10. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20061025000527620 & as amended, in Probate Office of Shelby County, Alabama.

\$431,920.00 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 her hand and seal this the 30th day of May, 2018.

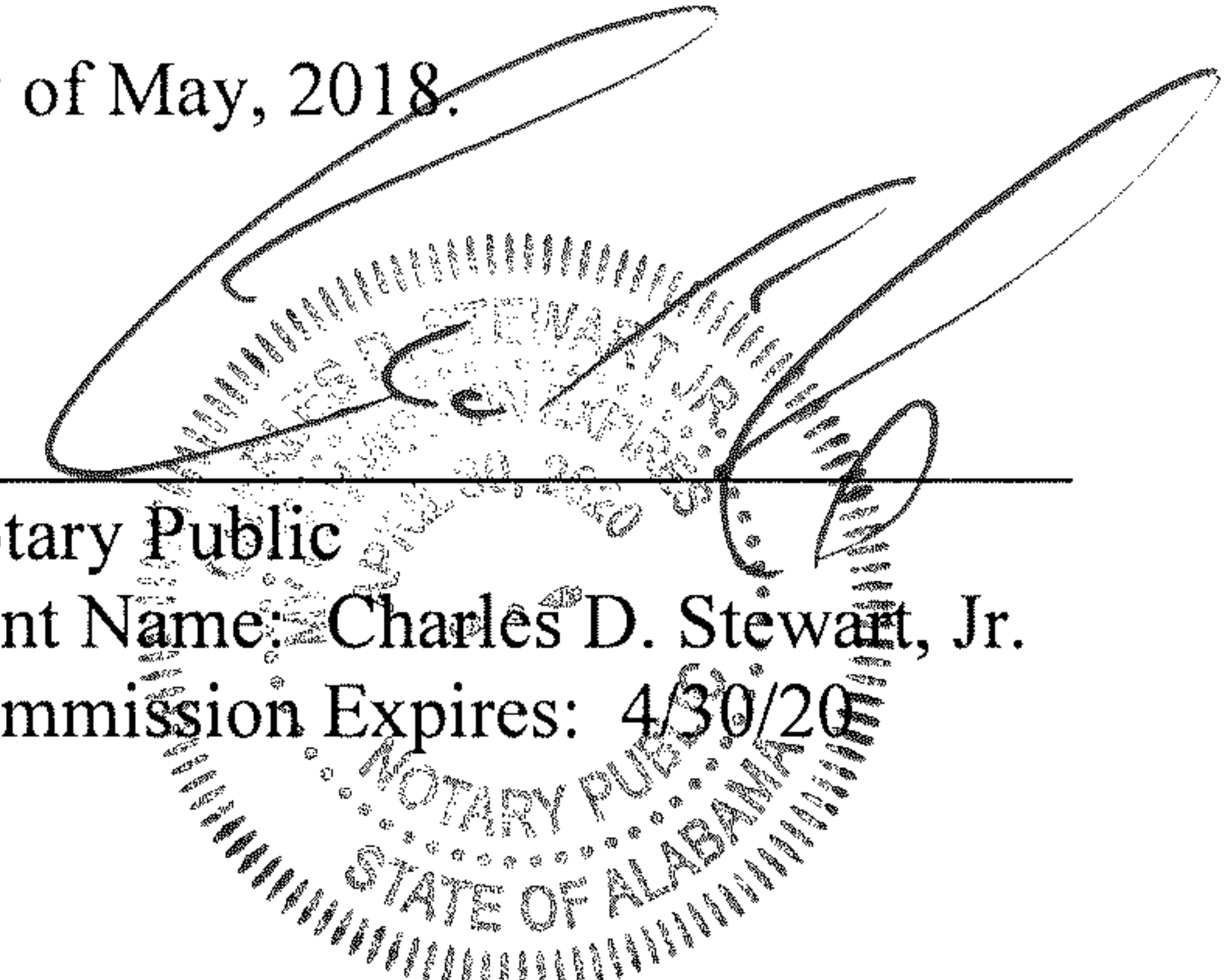
*Stephen P Baker by and through
Tonya L Baker as his attorney
in fact*

STEPHEN P. BAKER BY AND THROUGH
TONYA L. BAKER AS HIS ATTORNEY IN
FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TONYA L BAKER, whose name as Agent and Attorney in Fact for STEPHEN P. BAKER, 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, she executed the same voluntarily in her capacity as Attorney in Fact for STEPHEN P. BAKER on the day the same bears date.

Given under my hand and official seal this the 30th day of May, 2018.



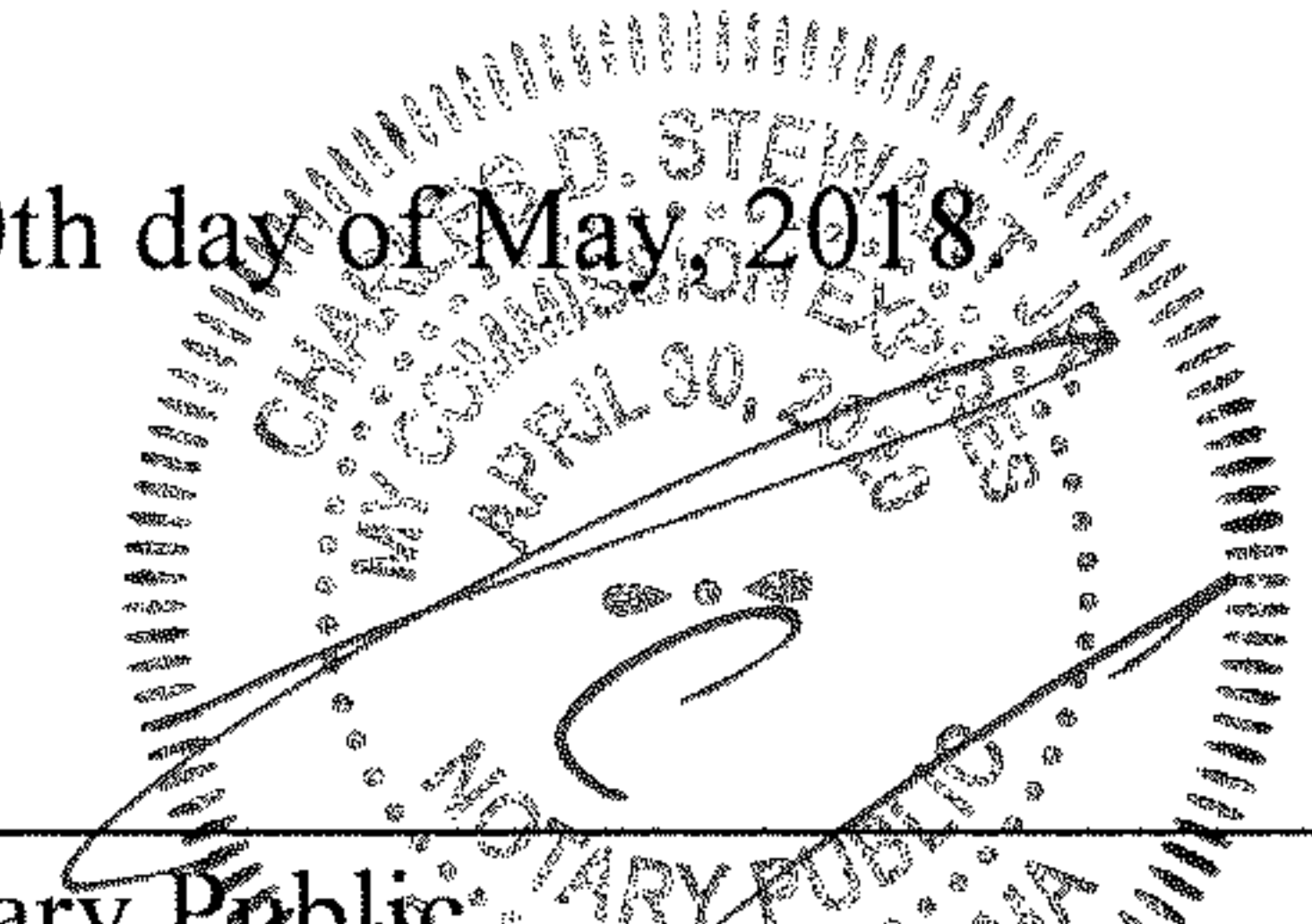
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/2020


TONYA L. BAKER

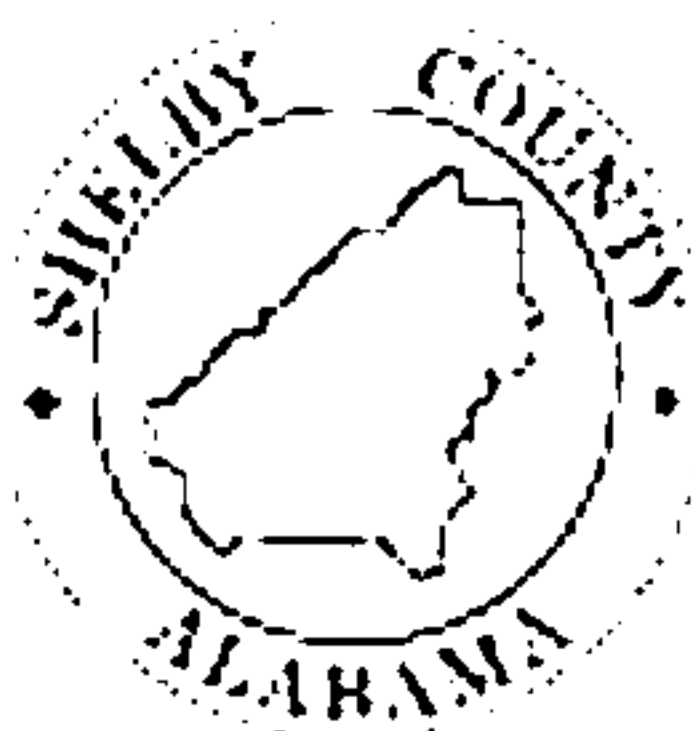
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TONYA L. BAKER 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of May, 2018.


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

20180601000193110 06/01/2018 01:36:03 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 01:36:03 PM
\$129.00 CHERRY
20180601000193110

