

20180601000193240
06/01/2018 01:52:16 PM
DEEDS 1/3

Send tax notice to:
MYRA YVETTE WILLIS
407 GABLES DRIVE
BIRMINGHAM, AL, 35244

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

2018244

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Four Thousand and 00/100 Dollars (\$74,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MELISSA Y. BENTON, A MARRIED WOMAN and GEORGE A. BENTON, A MARRIED MAN whose mailing address is: 826 Tommie Ln. Shelby Dells, TN 37379 (hereinafter referred to as "Grantors") by MYRA YVETTE WILLIS whose property address is: 407 GABLES DRIVE, BIRMINGHAM, AL, 35244 (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:

Unit 407, Building 4, in The Gables, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340, and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691 and Real Volume 238, Page 241, together with an undivided interest in Common Elements, as set forth in aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 through 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, 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. 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.
4. Agreement with Blue Cross-Blue Shield, recorded in Misc. Book 19, Page 690.

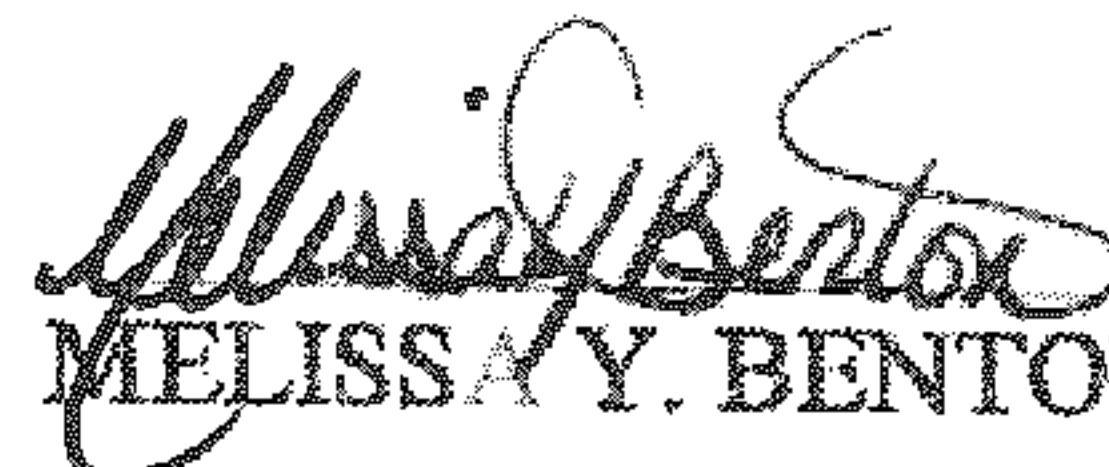
5. Declaration of Protective covenants, agreements, easements, charges and liens for Riverchase recorded in Misc. Book 13, Page 50, Misc. Book 15, Page 189, Misc. Book 19, Page 633 and Deed Book 331, Page 757.
6. Right-of-way granted to Alabama Power Company recorded in Volume 347, Page 472 and Real 220, Page 457.
7. Terms and conditions as set forth in the Declaration of Condominium, By-Laws and amendments recorded in Real Volume 10, Page 177, Corporate Volume 30, Page 407, Real 59, Page 19, Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340, Real Volume 50, Page 942, Real Volume 97, Page 937, Real 165, Page 578, Real 96, Page 855, Real 269, Page 270 and Real 189, Page 222 and By-Laws amended in Real Volume 50, Page 325, Real 222, Page 691 and Real 238, Page 241.
8. Agreement recorded in Real 85, Page 66 and Real 85, Page 76.
9. Restrictions and covenants appearing of record in Real 189, Page 222.
10. Right-of-way granted to Alabama Power Company recorded in Real 220, Page 457.

\$72,659.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantors nor their spouses.

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.

30th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the _____ day of May, 2018.



MELISSA Y. BENTON

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELISSA Y. BENTON 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 _____ day of May, 2018.

Notary Public
Print Name: Charles J. Grant Jr.
Commission Expires: 3-20

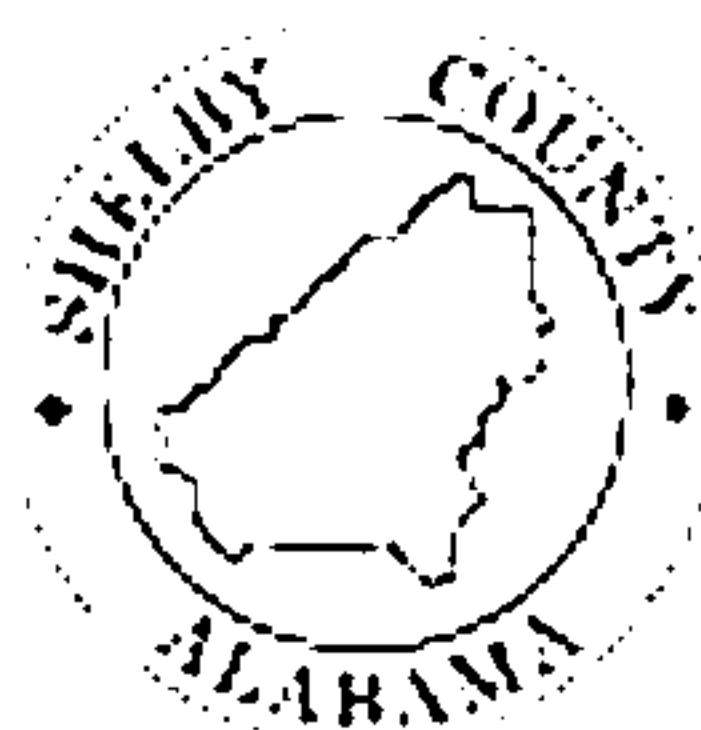
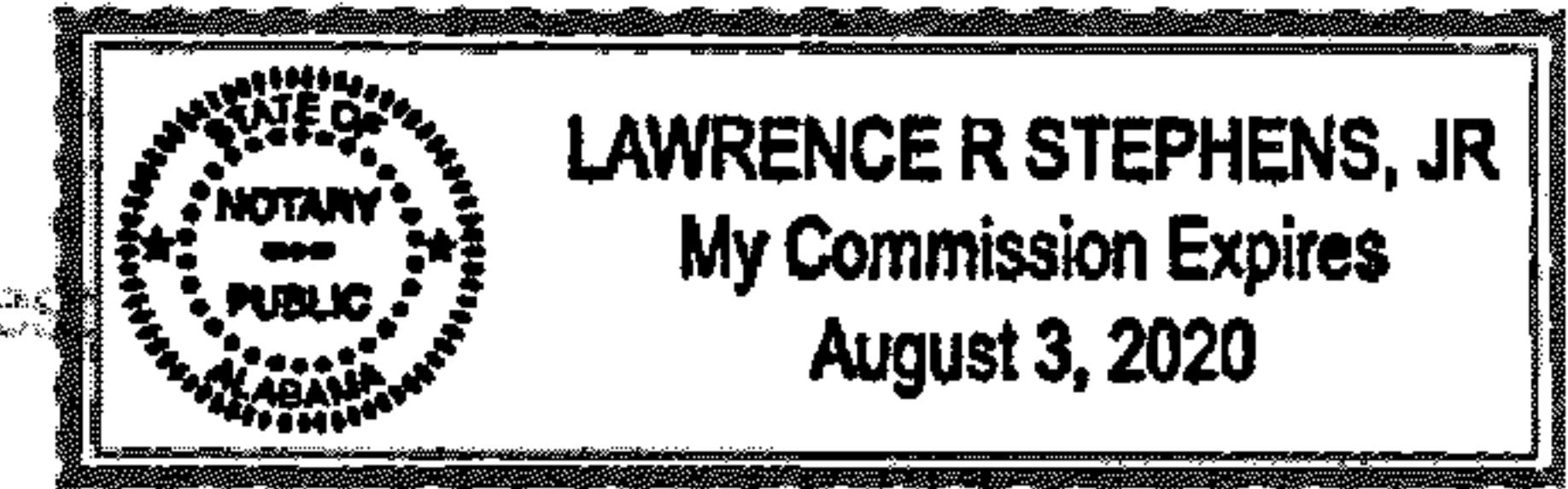
George A. Benton
GEORGE A. BENTON

STATE OF Alabama
COUNTY OF Lauderdale

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE A. BENTON 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 29th day of May, 2018.

Lawrence R. Stephens, Jr.
Notary Public
Print Name:
Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 01:52:16 PM
\$22.50 CHARITY
20180601000193240

J.W. Fuhrmeister