

Send tax notice to:
WILLIAM ALFRED GARRETT
305 WILLOW LEAF CIRCLE
CHELSEA, 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

2018259

SHELBY COUNTY

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, **JACOB L. VAIL and CHESSA D. VAIL**, husband and wife, whose mailing address is: 268 Shore Front Lane, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **WILLIAM ALFRED GARRETT** whose property address is: 305 WILLOW LEAF CIRCLE, CHELSEA, AL, 35186 hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 322, according to Map of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & 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. Title to all oil, gas and minerals within and underlying the premises, together with an oil and mining rights and ether rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on the plat of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.
4. Easement and Restrictive Covenants for underground facilities, recorded in Instrument No. 20071109000517700, in the Probate Office of Shelby County, Alabama.
5. Easement and building lines as shown on recorded map.
6. Right of way granted to Alabama Power Company as set forth in Book 103, Page 182 and Instrument # 20071109000517700.
7. Right of way granted to Shelby County, Alabama as set forth in Book 147, Page 571, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument # 20070725000346410 and amended in Instrument # 20071023000490110, in the Probate Office of Shelby County, Alabama.
9. Right of way granted to BellSouth dba AT&T as set forth in Instrument # 20071218000568300, in the Office of the Judge of Probate of Shelby County, Alabama.

10. Certificate of Annexation ordinances recorded in Instrument # 20051130000620160 and Instrument # 20051130000620150.
11. Annexation to the Town of Westover recorded in Instrument # 20051130000620150 and Instrument # 20051130000620160.

\$177,500.00 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 29th day of May, 2018.

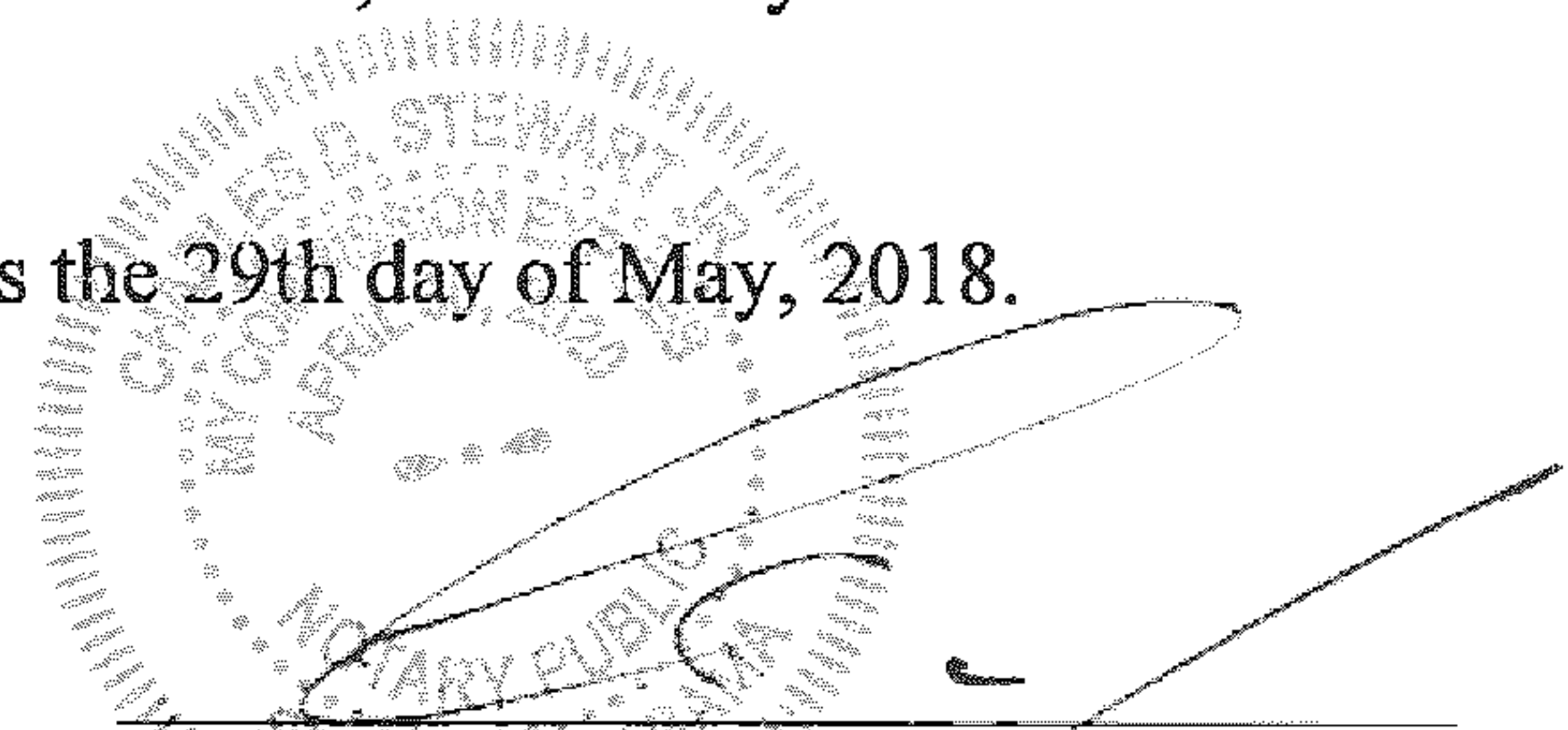

JACOB L. VAIL


CHESSA D. VAIL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACOB L. VAIL and CHESSA D. VAIL 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.


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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 01:59:12 PM
\$168.00 CHERRY
20180601000193310

