

THE ACTUAL LEGAL NAME OF TAMMIE C. JACKSON IS TAMMIE S. JACKSON

Send tax notice to:
ERNESTO HERNANDEZ
1028 EAGLE LAKE CIRCLE
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
SHELBY COUNTY

2018301

WARRANTY DEED

**20180606000198870
06/06/2018 11:33:10 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID JACKSON and TAMMIE C. JACKSON (LEGALLY KNOWN AS TAMMIE S. JACKSON), HUSBAND AND WIFE** whose mailing address is: 199 WEATHERLEY WAY, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by **ERNESTO HERNANDEZ and MARTINE M. HERNANDEZ** whose property address is: 1028 EAGLE LAKE CIRCLE, 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 766, according to the Survey of Eagle Point, 7th Sector, Phase 2, as recorded in Map Book 23, page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

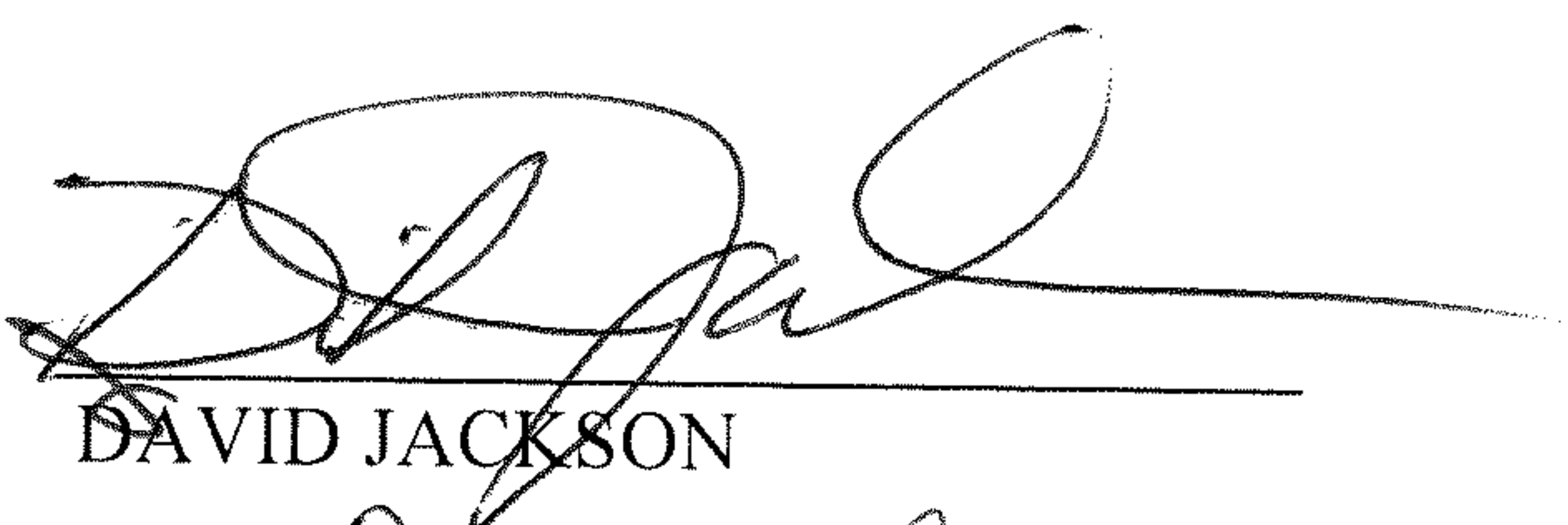
SUBJECT TO:

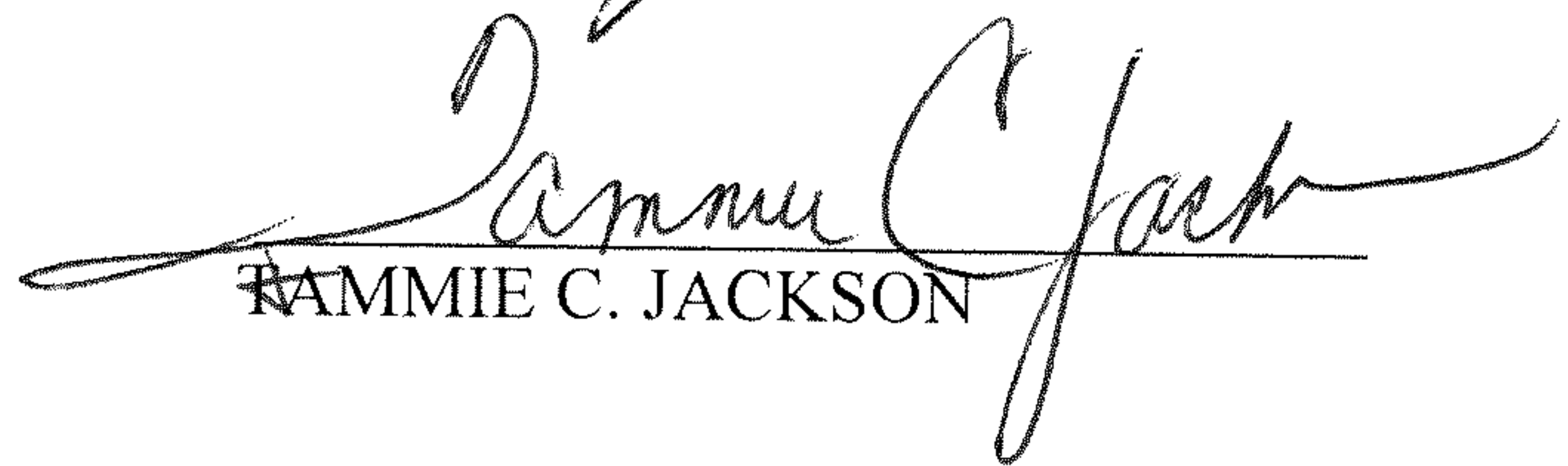
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. A 25 foot building set back line, a 7.5 foot easement, an area subject to inundation; and a drainage and sanitary sewer easement of undefined width all as shown by record plat.
3. Less and except that part of subject property located within the boundary of the lake.
4. Rights of others in and to the use of the lake.
5. General Covenants, Restrictions and Easements for Eagle Point Seventh Sector, Phase 2 as recorded in Instrument #1998-32332 as Restated in Instrument #2007-56846.
6. Exhibit A to Restatement of Restrictive Covenants and Easements - New Construction, as recorded in Instrument #2018-5713.
7. Mineral and mining rights and all rights incident thereto including release of damages as referenced in that deed recorded in Instrument #1998-34733.
8. Notations as contained in the record map as to natural lime sink holes.

\$316,000.00 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 Grantor, has hereunto set his/her hand and seal
this the 1st day of June, 2018.

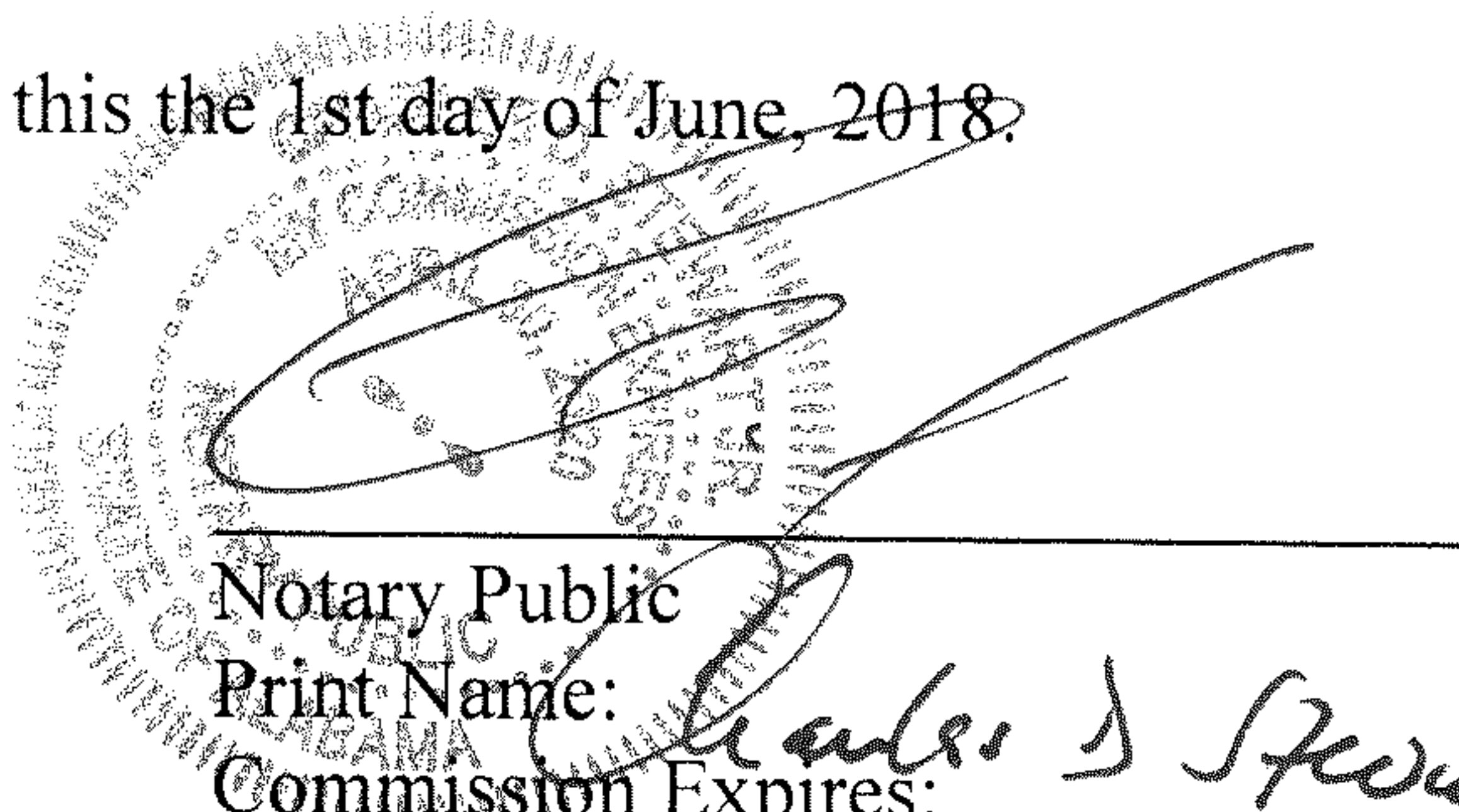

DAVID JACKSON


TAMMIE C. JACKSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID JACKSON and TAMMIE C. JACKSON 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 1st day of June, 2018.


Notary Public

Print Name:

Commission Expires:

4 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2018 11:33:10 AM
\$97.00 CHERRY
20180606000198870

