

Send tax notice to:
LEROY ABRAHAMS
3 RED FOX RUN
SHOAL CREEK, 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

2018265

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty Thousand and 00/100 Dollars (\$640,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES D. SMITH and MALLORY S. SMITH, husband and wife **whose mailing address** is: 311 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as "Grantors") by LEROY ABRAHAMS and MALISA ABRAHAMS **whose property address** is: 3 RED FOX RUN, SHOAL CREEK, 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 32B1, according to the Resurvey of Lots 32A and 32B of a Resubdivision or Lots 32 and 33, Shoal Creek as recorded in Map Book 23, Page 5, 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 all oil and mining rights and other 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 as recorded in Volume 129, Page 294, in the Probate Office of Shelby County, Alabama
3. Right of way to Alabama Power Company as recorded in Deed Volume 318, Page 588; Deed Volume 308, Page 651 and Real Book 133, Page 599, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to South Central Bell Telephone Company as recorded in Deed Book 356, Page 420 and Real Book 306, Page 242, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 19, Page 861; Misc. Book 23, Page 564; amended by Misc. Book 23, Page 567; and further amended by Book 370, Page 938, in the Probate Office of Shelby County, Alabama.
6. Right of way, easement, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 301, page 298.
7. Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, trans closures and other appliances and facilities

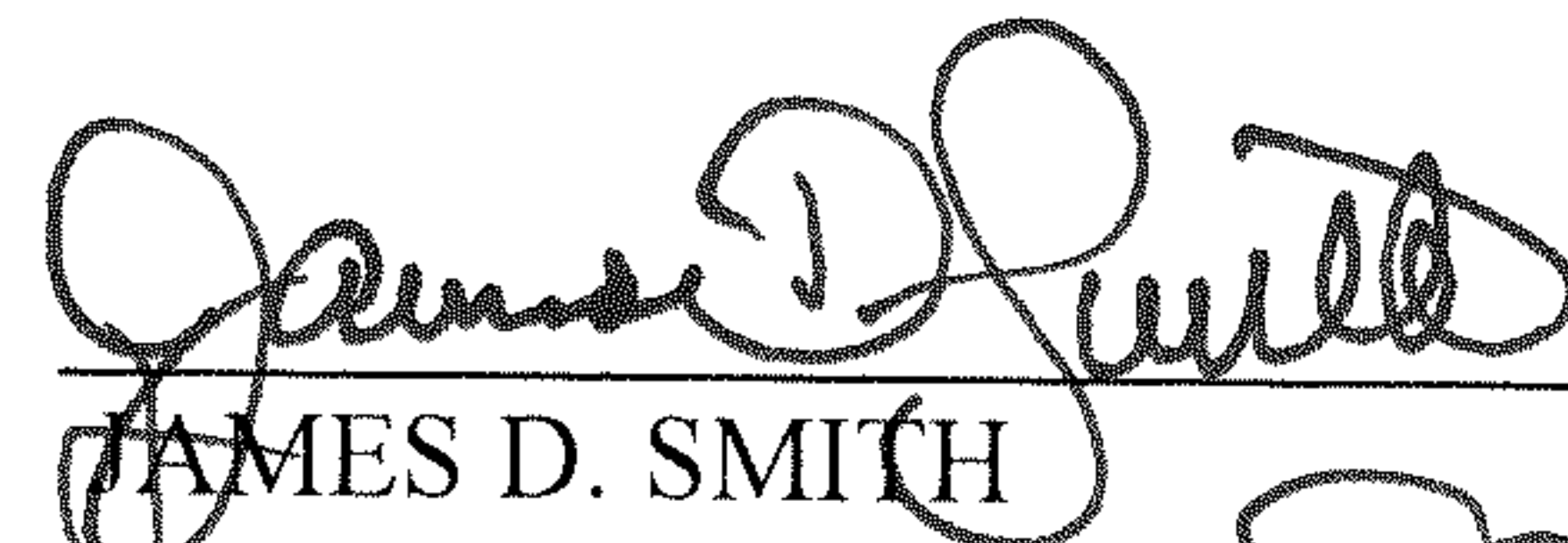

useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Book 21, Page 855.

8. Easements and building restriction lines as shown on the recorded map.
9. Right of way to Shelby County as recorded in Deed Book 196, Page 223, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Right of way to Alabama Power Company for underground distribution as recorded in Misc. Book 26, Page 746 and Misc. Book 26, Page 848, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 106, Page 516.

\$512,000.00 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.

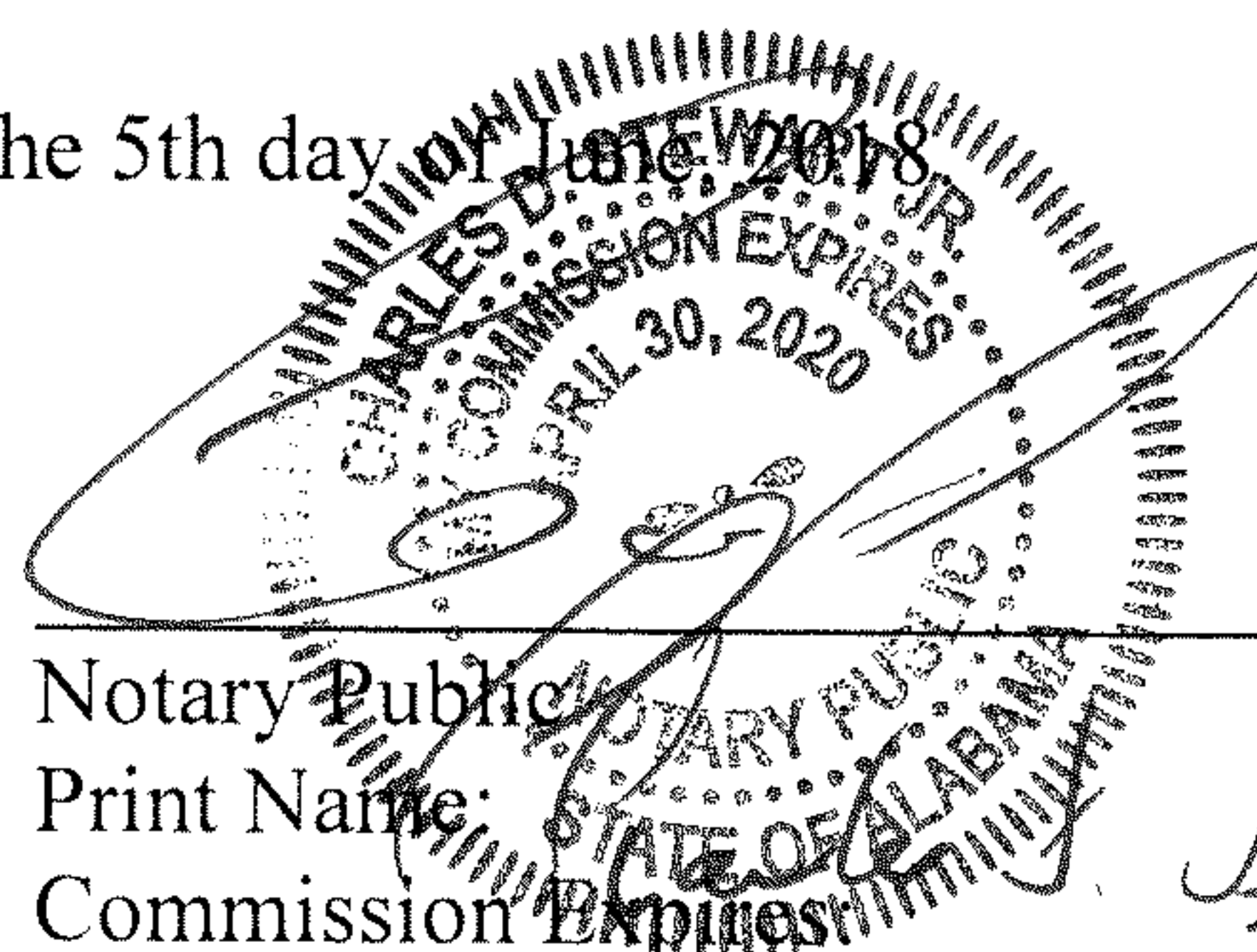

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of June, 2018.


JAMES D. SMITH

MALLORY S. SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES D. SMITH and MALLORY S. SMITH 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 5th day of June, 2018.


Notary Public
Print Name: Charles D. Smith, Jr.
Commission Expires: April 30, 2020

P 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2018 12:47:20 PM
\$146.00 CHERRY
20180607000201250

