

Send tax notice to:
WESLEY PAUL HESTER
274 GRANDE VIEW PKWY
ALABASTER, AL, 35114

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

STATE OF ALABAMA

2018325T

SHELBY COUNTY

20180703000236860
07/03/2018 11:27:26 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GEORGE WALKER and STACEY WALKER**, husband and wife, whose mailing address is: 301 West Grande View Terrace, Maylene AL 35114 (hereinafter referred to as "Grantors") by **WESLEY PAUL HESTER and MARIDY HESTER** whose property address is: 274 GRANDE VIEW PKWY, ALABASTER, AL, 35114 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 1028, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Phase I, as recorded in Map Book 27, Page 95, 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. Restrictions, public utility easements and building setback lines, including a 10' easement on south and easement of undetermined width on west and rear; and 30' building setback line, and a as shown on the recorded map and survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Phase I, as recorded in Map Book 27, Page 95, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, 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.
4. Right of Way to Alabama Power Company recorded in Book 138, Page 170.
5. Easement to Alabama Power Company recorded in Instrument #1994-26505.
6. Homeowner's Association recorded in Instrument #1995-5890 and Instrument #1995-5891.
7. Decree of Condemnation Case No. 28-197 recorded in Instrument #1994-26505.
8. Mineral and Mining Rights, Right of First Refusal, Release of Damages, Sinkhole and Covenant for Stormwater run-off control recorded in Instrument #2001-47270.

- 9. Covenants, Conditions and Restrictions as recorded in Instrument #1995-5892 and Amendment recorded in Instrument #1995-28543 and Supplementary Declaration recorded in Instrument #1995-28544, Instrument #1996-339, Instrument #1996-29192 as amended in Instrument #1996-37928, Instrument #1996-37929, Instrument #20004501, Instrument #2000-1048, Instrument #20031029000722160 and Instrument #20040223000092860.

\$294,566.00 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 June, 2018.



 GEORGE WALKER

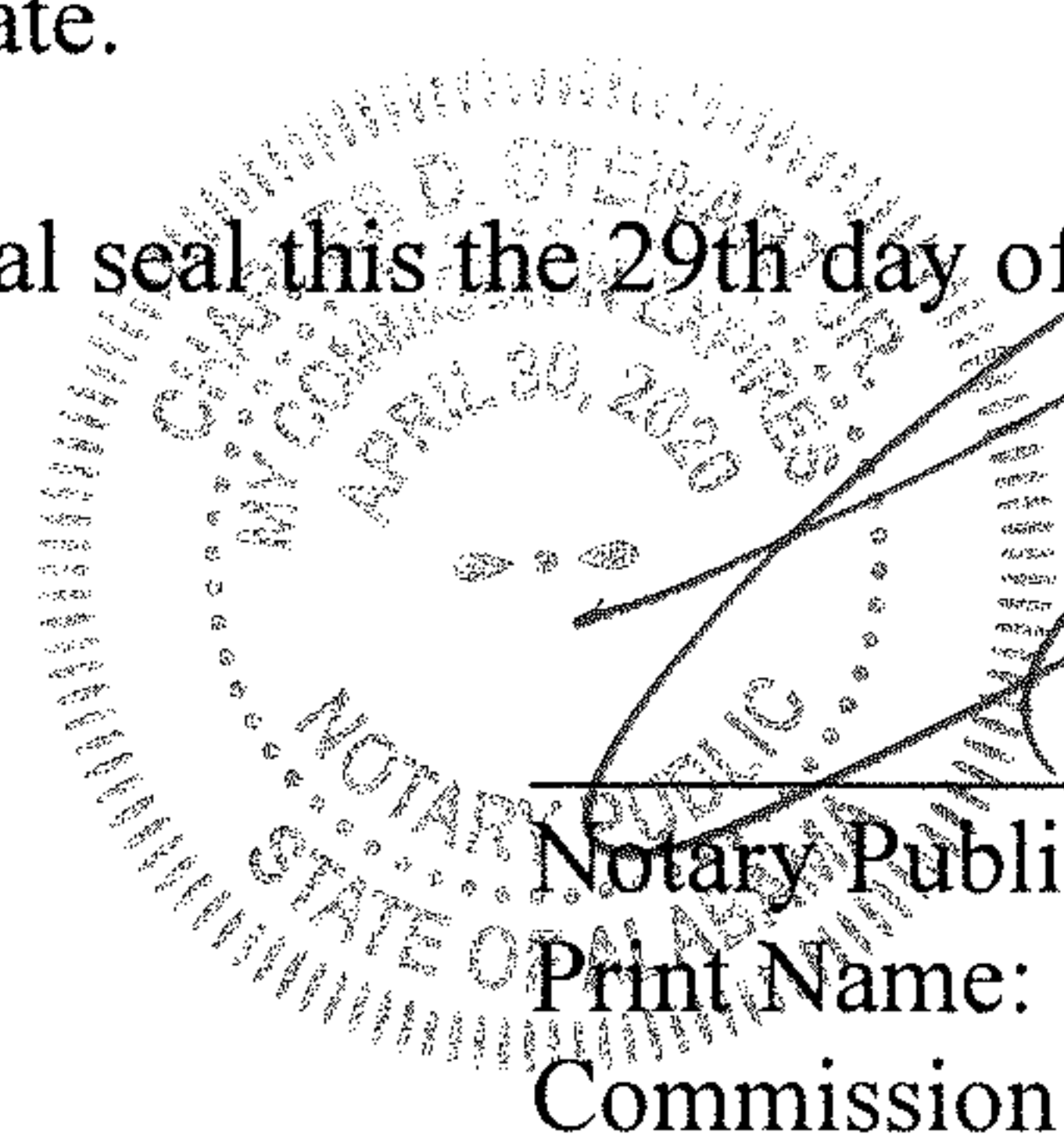


 STACEY WALKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE WALKER and STACEY WALKER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 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
 07/03/2018 11:27:26 AM
 \$23.50 DEBBIE
 20180703000236860

