

Send tax notice to:
ERIC TAYLOR LOVE
1025 EAGLE HOLLOW DRIVE
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

2018355

WARRANTY DEED

**20180703000236880
07/03/2018 11:31:48 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEVE A. DONALDSON and ROSALIND S. DONALDSON**, husband and wife, whose mailing address is: 18203 Henley Way Birmingham AL 35242 (hereinafter referred to as "Grantors") by **ERIC TAYLOR LOVE and APRIL D LOVE** whose property address is: 1025 EAGLE HOLLOW DRIVE, 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 827, according to the Survey of Eagle Point 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A & B, Shelby County, Alabama records.

SUBJECT TO:

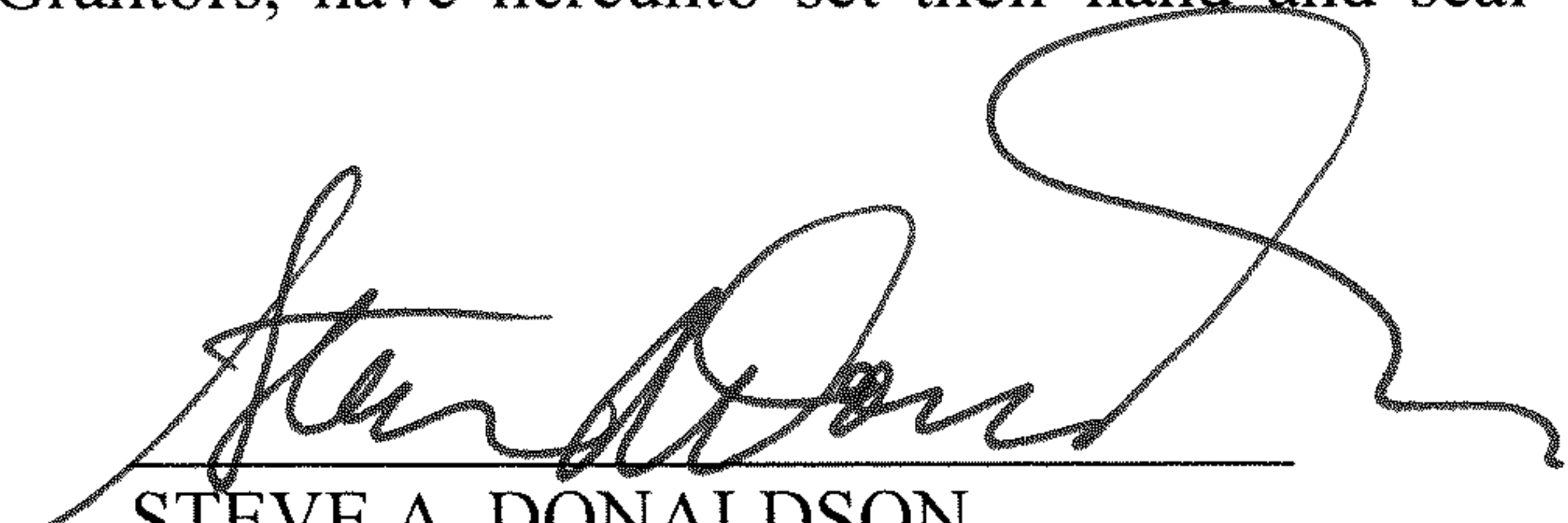
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on the plat of Eagle Point, 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Instrument No. 2002-39893, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Volume 206, Page 448; Instrument No. 1998-49271; Instrument No. 2000-4959; Instrument No. 20071218000568460 and Instrument No. 20071218000568470, in the Probate Office of Shelby County, Alabama.
6. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 24, Page 127 A & B in Probate Office.

\$332,500.00 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 June, 2018.


STEVE A. DONALDSON

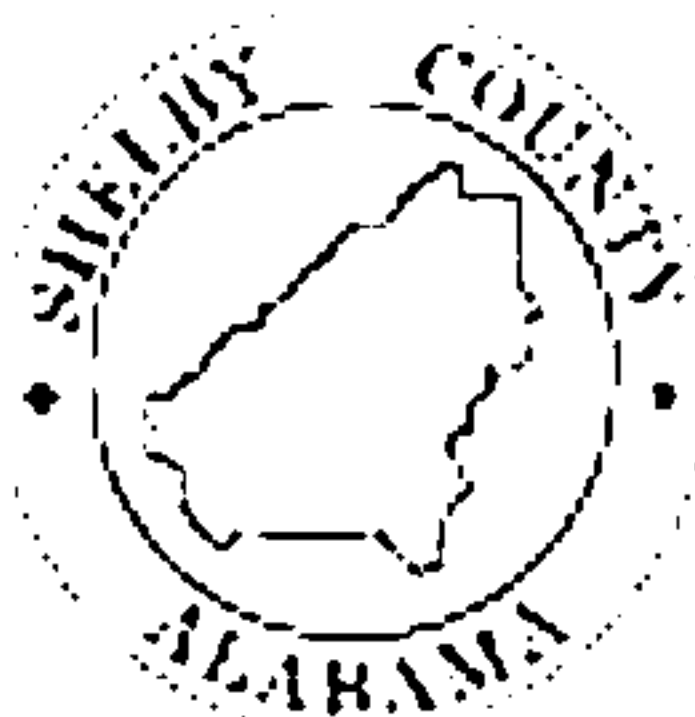

ROSALIND S. DONALDSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE A. DONALDSON and ROSALIND S. DONALDSON 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 11:31:48 AM
\$35.50 DEBBIE
20180703000236880

