

Send tax notice to:
LEIGH MAURICE JOHNSON, II
211 CLAIRMONT RD
STERRETT, AL, 35147

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

2018215T

WARRANTY DEED

**20180720000258870
07/20/2018 11:02:09 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MATTHEW T WATERS and JENNIE M WATERS, husband and wife **whose mailing address** is: 3001 Newbury Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LEIGH MAURICE JOHNSON, II AND ROBIN R JOHNSON **whose property address** is: 211 CLAIRMONT RD, STERRETT, AL, 35147 (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 155, according to the survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Pages 28A, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Pages 28A, B & C, in the Office of the Judge of Probate 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, including those recorded in Book 53, Page 262.
4. Right of Way granted to Alabama Power Company recorded in Book 139, Page 127, Book 236, Page 829, Book 133, Page 210, Book 31, Page 255, Book 126, Page 191, Book 126, Page 192, Book 126, Page 323, Book 236, Page 829, Book 124, Page 519 Book 126, Page 191, Official Records Book 139, Page 127 and Book 236, Page 829.
5. Rights outstanding under those certain easement agreements to Forest Parks, LLC, an Alabama Limited Liability Company conveyed to Shelby County as recorded in Instrument #1993-3962.
6. Right of Way to Shelby County, recorded in Book 228, Page 341 and Book 228, Page 339.
7. Easement for Alabama Power Company recorded in Book 236, Page 829, of the Probate Records of Shelby County, Alabama.

- 8. Easement for Road right of way and ingress/egress, recorded in Book 287, Page 888.
- 9. Oil, gas and minerals lease recorded in Book 322, Page 986, Book 50, Page 716, Book 50, Page 712, Book 50, Page 720, Book 50, Page 724, Book 50, Page 965, Book 50, Page 969, Book 50, Page 977 and Book 50, Page 973.
- 10. Agreement recorded in Book 334, Page 585.
- 11. Covenants, Conditions and Restrictions recorded in Instrument #1997-2752.

\$268,000.00 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 19th day of July, 2018.

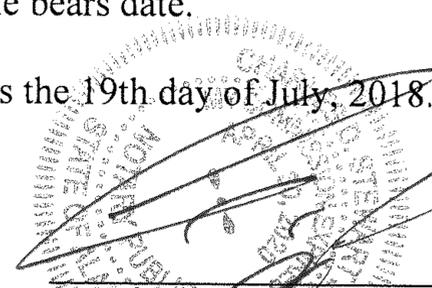

MATTHEW T WATERS


JENNIE M WATERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW T WATERS and JENNIE M WATERS 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 19th day of July, 2018.



Notary Public
Print Name: Charles J. Stewart Jr.
Commission Expires: 7 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2018 11:02:09 AM
\$85.00 CHERRY
20180720000258870

