

Send tax notice to:
JEFFREY RYAN GRACE
2447 LANCASTER CIRCLE
HOOVER, 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

2018431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM L. DOUGLAS and TERESA R. DOUGLAS, husband and wife **whose mailing address** is: 705 St Andrews Ln, Hoover AL 35242 (hereinafter referred to as "Grantors") by JEFFREY RYAN GRACE and KATHERINE GILBERT GRACE **whose property address** is: 2447 LANCASTER CIRCLE, HOOVER, 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 14, according to the survey of Altadena Woods, Fourth Sector, as recorded in Map Book 10, Page 62, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Altadena Woods, Fourth Sector recorded in Map Book 10, Page 62, 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, whether or not appearing in the Public Records
4. Articles of Incorporation of Altadena Woods homeowners Association, Inc., as recorded in Book 35, Page 491.
5. Right-of-way to Alabama Power Company recorded in Real 117, Page 610; in Volume 139, Page 571; in Real Volume 127, Page 39; in Real Volume 157, Pages 662 and 664; in Volume 151, Page 571; and in Real Volume 114, Page 107.
6. Restrictions as recorded in Real Volume 111, Page 183, and in Real 117, Page 610.
7. Agreement with Alabama Power Company as recorded in Real Volume 117, Page 607.

\$302,400.00 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 August, 2018.


WILLIAM L. DOUGLAS


TERESA R. DOUGLAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. DOUGLAS and TERESA R. DOUGLAS 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 August, 2018.


Notary Public
Print Name: Charles A. Howard
Commission Expires: 3-3-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 10:58:05 AM
\$76.00 CHERRY
20180807000280510

