

Send tax notice to:
SETH T. ANDERSON
3160 SUNNY MEADOWS LANE
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

2018397

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALICE STRINGER WELLS, a single individual, whose mailing address is: 877 Spring Creek Rd, Mountain Home, AR 72653 (hereinafter referred to as "Grantor") by SETH T. ANDERSON and STACY ANDERSON whose property address is: 3160 SUNNY MEADOWS LANE, 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 15, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, Page 18, A, 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. 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.
3. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, if any.
4. Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions and building set back lines of record.
5. Such state of facts as shown on the plat of Sunny Meadows, as recorded in Map Book 8, Page 18, A, B & C, in the Probate Office of Shelby County, Alabama,
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 36, Page 881, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company as set forth in Deed Book 326, Page 126.
8. 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 damages to

persons or property as a result of the exercise of such rights as recorded in Deed Book 347, Page 743, in the Probate Office of Shelby County, Alabama.

9. Agreement with Alabama Power Company as recorded in Misc. Book 37, Page 22 and covenant pertaining, as recorded in Misc. Book 37, Page 21.

\$223,250.00 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.

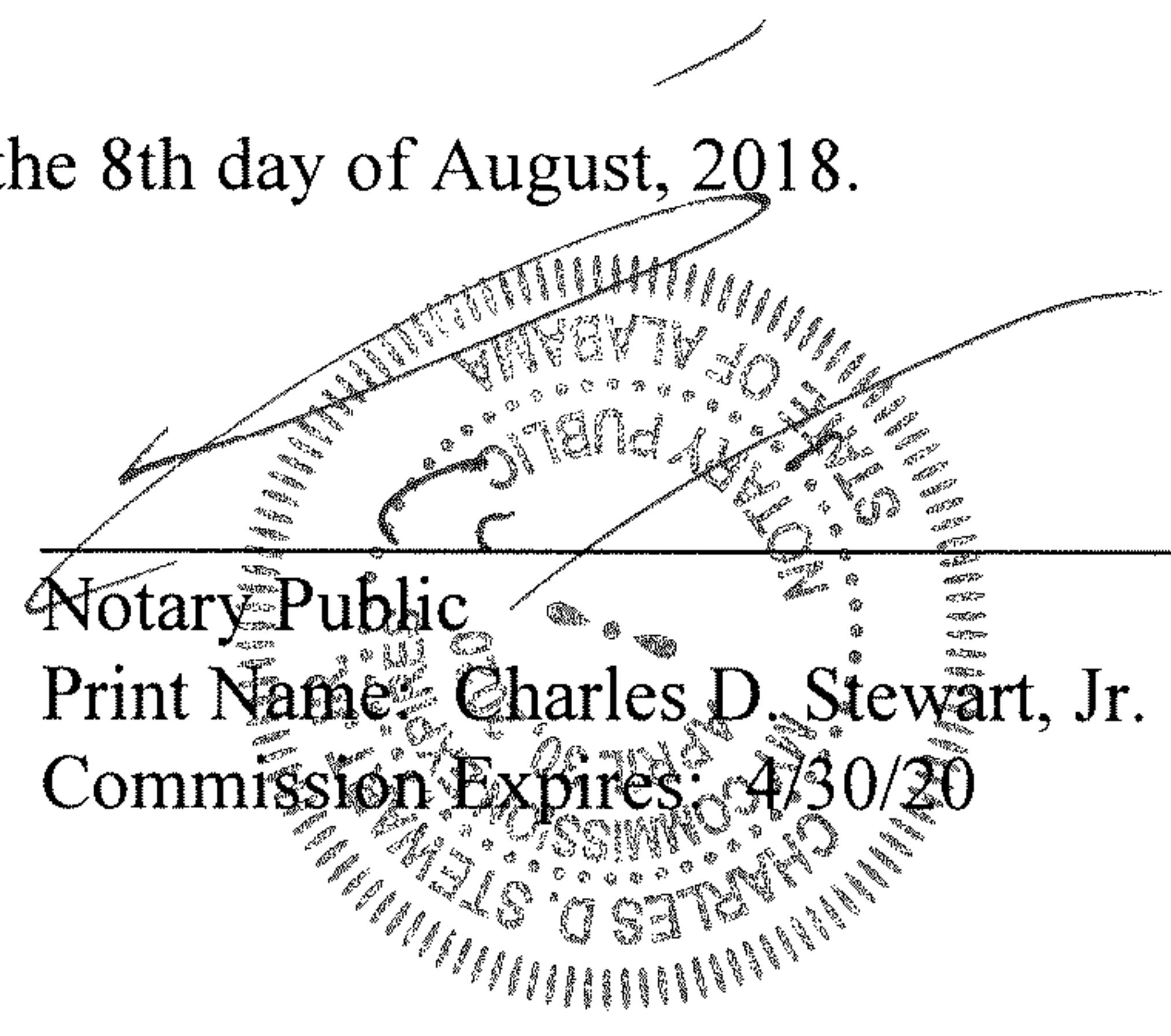
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 8th day of August, 2018.

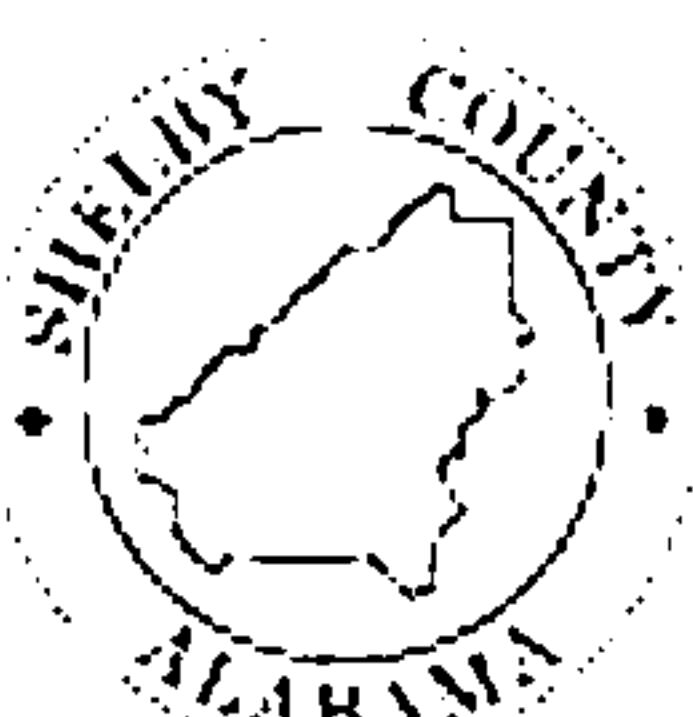

ALICE STRINGER WELLS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALICE STRINGER WELLS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 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
08/09/2018 01:42:41 PM
\$30.00 CHERRY
20180809000285030

