

Send tax notice to:
NANETTE ALLEN
4226 OLD CAHABA PARKWAY
HELENA, AL, 35080

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

STATE OF ALABAMA

2018443T

SHELBY COUNTY

20180813000288140
08/13/2018 01:16:53 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Nine Thousand and 00/100 Dollars (\$269,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BARRY D. STONE and CARLA J. STONE, HUSBAND AND WIFE**, whose mailing address is: 532 Buck Creek Ln, Alabaster AL 35007 (hereinafter referred to as "Grantors") by **NANETTE ALLEN** whose property address is: 4226 OLD CAHABA PARKWAY, HELENA, AL, 35080 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1903, Old Cahaba, Phase V, 2nd Addition, according to the plat thereof, recorded in Map Book 36, Page 105, as recorded 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 the recorded map and survey of Old Cahaba, Phase V, 2nd Addition, recorded in Map Book 36, Page 105, 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, including those recorded in Deed Book 15, page 415; Book 61, Page 164, Book 133, Page 277 and Book 321, Page 629.
4. Easements granted to Alabama Power Company recorded in Instrument #20051031000561430.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20060314000118960 and Instrument #20050916000481600.

\$264,127.00 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 9th day of August, 2018.

Barry D. Stone
BARRY D. STONE

Carla J. Stone
CARLA J. STONE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARRY D. STONE and CARLA J. STONE 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 9th day of August, 2018.

Charles D. Stewart, Jr.
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
08/13/2018 01:16:53 PM
\$23.00 CHERRY
20180813000288140

J. Fuhrmeister