

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DONALD R. WEBSTER and wife, JIMMIE CHERI WEBSTER
2587 WILLOWBROOK CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED THIRTY THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$533,100.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, WILLIAM STEVEN FLEMING and wife, VICTORIA JANE FLEMING, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DONALD R. WEBSTER and wife, JIMMIE CHERI WEBSTER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 3, of the Willowbrook Subdivision, according to the Map or Plat of said subdivision, as recorded in Map Book 11 Page 48 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:



1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 11 Page 48 A & B and Book 226 Page 813 in the Probate Office.
3. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company as to underground cables as shown and recorded in Real Book 153 Page 596 in Probate Office.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real Book 148 Page 366 amended by Real Book 352 Page 810 and further amended by Instrument No. 1994-5463 in the Probate Office.
5. A 35 foot building setback line from Willowbrook Circle as recorded in Map Book 11 Page 48 A & B in the Probate Office.
6. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Real Book 114 Page 144 in the Probate Office.
7. Agreement with Alabama Power Company, as recorded in Real Book 153 Page 604 in the Probate Office.
8. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may occur or cause damage to subject property, as shown by instrument recorded in Book 226 Page 813 in the Probate Office.
9. A 7.5 foot drainage and utility easement along the westerly side of lot as shown on recorded Map Book 11 Page 48 A & B in the Probate Office.
10. A 10 foot easement along the front of lot and a 20 foot easement running through the southeasterly portion of lot as shown on recorded Map Book 11 Page 48 A & B in the Probate Office.
11. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 186 Page 222, Deed Book 187 Page 49 and Real Book 114 Page 141 in the Probate Office.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 261 Page 337 and Real Book 130 Page 936 in the Probate Office.
13. Release of damages as recorded in Book 226 Page 813, Real Book 160 Page 437 and Real Book 194 Page 574 in the Probate Office.
14. Articles of Incorporation of Willow Brook Homeowners Association, Inc., as recorded in Book 44 Page 583 in the Probate Office.
15. Annexation of the Town of Indian Springs Village as set out in Instrument No. 1994-08145 in the Probate Office.

\$453,100.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10TH day of AUGUST, 2018.

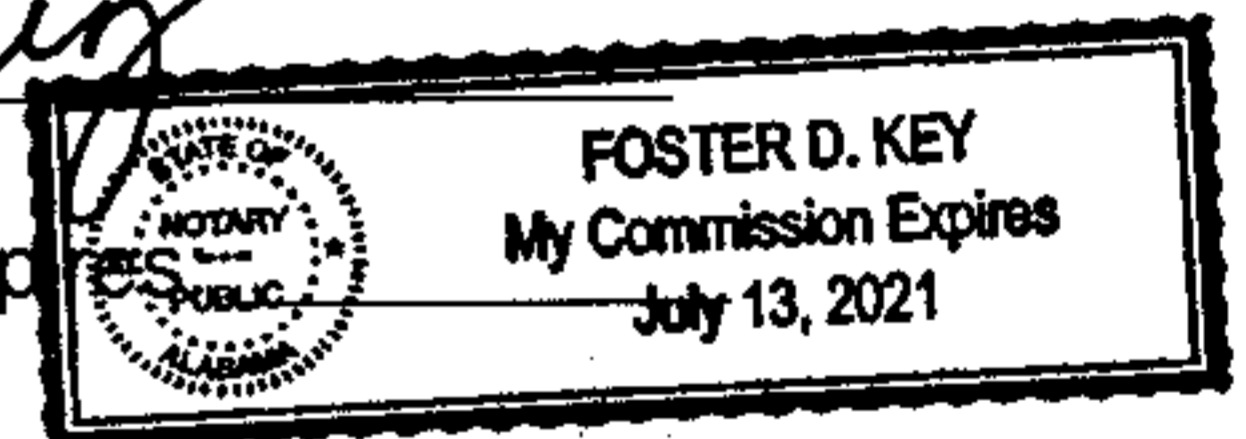

WILLIAM STEVEN FLEMING

VICTORIA JANE FLEMING


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that WILLIAM STEVEN FLEMING and wife, VICTORIA JANE FLEMING, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10TH day of AUGUST, 2018.


NOTARY PUBLIC
My Commission Expires




20180815000292400 2/3 \$101.00
Shelby Cnty Judge of Probate, AL
08/15/2018 03:21:19 PM FILED/CERT

Grantor's Name:
WILLIAM STEVEN FLEMING & VICTORIA JANE FLEMING
Mailing Address:
2587 WILLOWBROOK CIRCLE
BIRMINGHAM, ALABAMA 35242


Grantee's name:
DONALD R. WEBSTER & JIMMIE CHERI WEBSTER
Mailing Address:
2587 WILLOWBROOK CIRCLE
BIRMINGHAM, ALABAMA 35242

Property Address:
2587 Willowbrook Circle
Birmingham, AL 35242

Date of Sale: AUGUST 10TH, 2018
Total Purchase Price: \$533,100.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____


20180815000292400 3/3 \$101.00
Shelby Cnty Judge of Probate, AL
08/15/2018 03:21:19 PM FILED/CERT