

Send tax notice to:
ROBERT B FULCHER, III
835 MILLER CIRCLE
INDIAN SPRNGS VILLAGE, AL, 35124

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

2018475

20180831000315330
08/31/2018 01:36:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CHARLES N. THORNTON, JR. and DAWN THORNTON, husband and wife,** whose mailing address is: 633 Bayline Isl, Jacksons Gap AL 36861 (hereinafter referred to as "Grantors") by **ROBERT B FULCHER, III and KIMBERLEY A FULCHER** whose property address is: **835 MILLER CIRCLE, INDIAN SPRNGS VILLAGE, AL, 35124** 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 22, according to the Survey of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

SUBJECT TO:

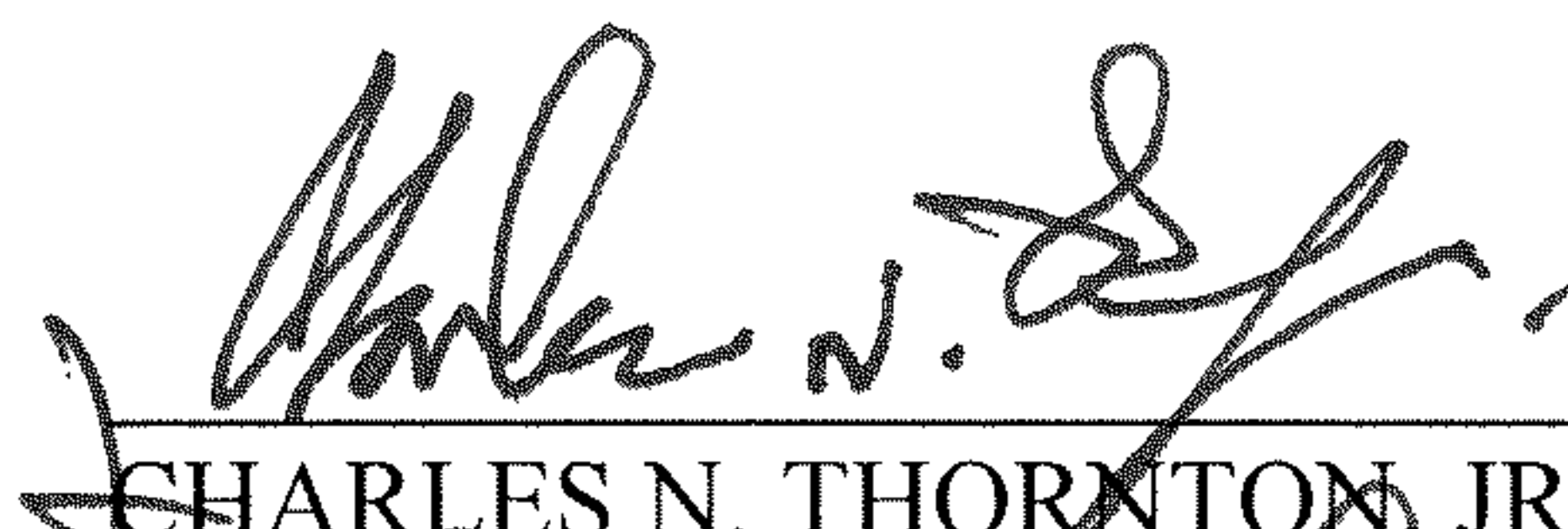
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on the Survey of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 10, page 665 and Misc. Book 11, Page 226, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 229, Page 126, Deed Book 242, page 432 and Deed Book 101, page 536.
6. Annexation into the City of Indian Springs as recorded in Instrument No. 20151113000394040.

\$394,250.00 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 Grantors, have hereunto set their hand and seal this the 30th day of August, 2018.

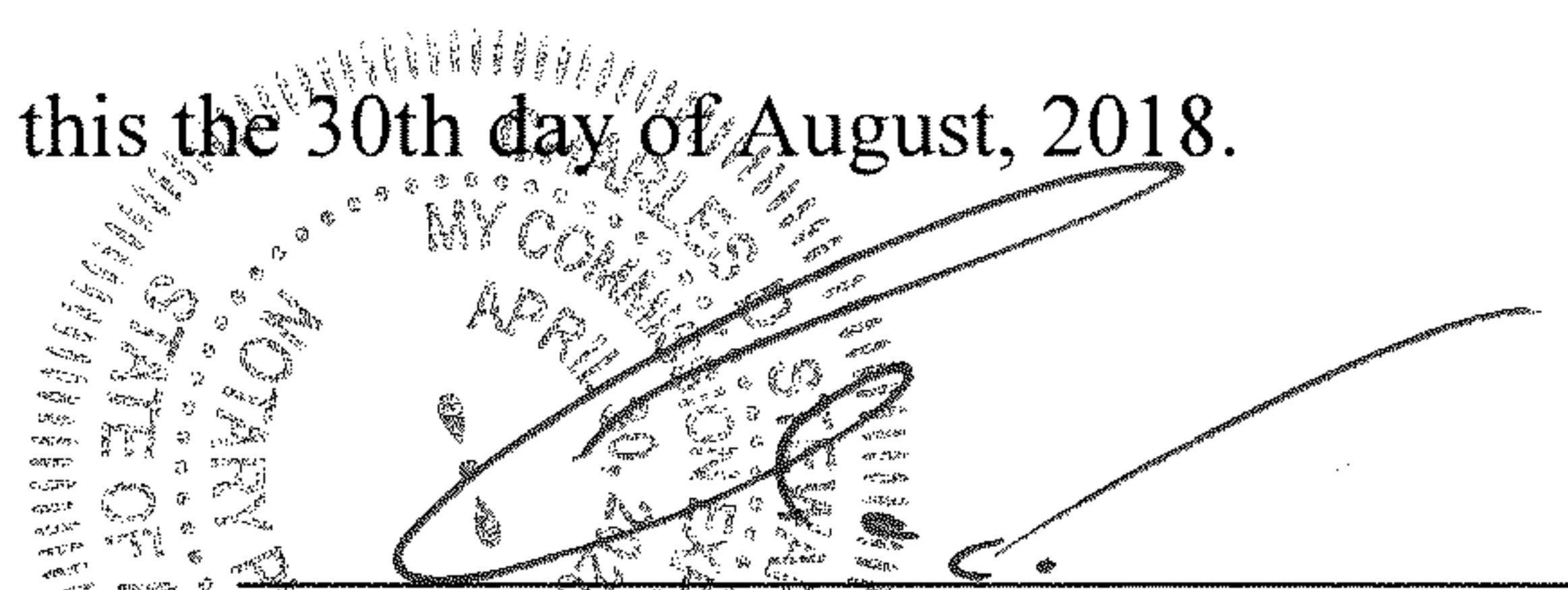

CHARLES N. THORNTON, JR.

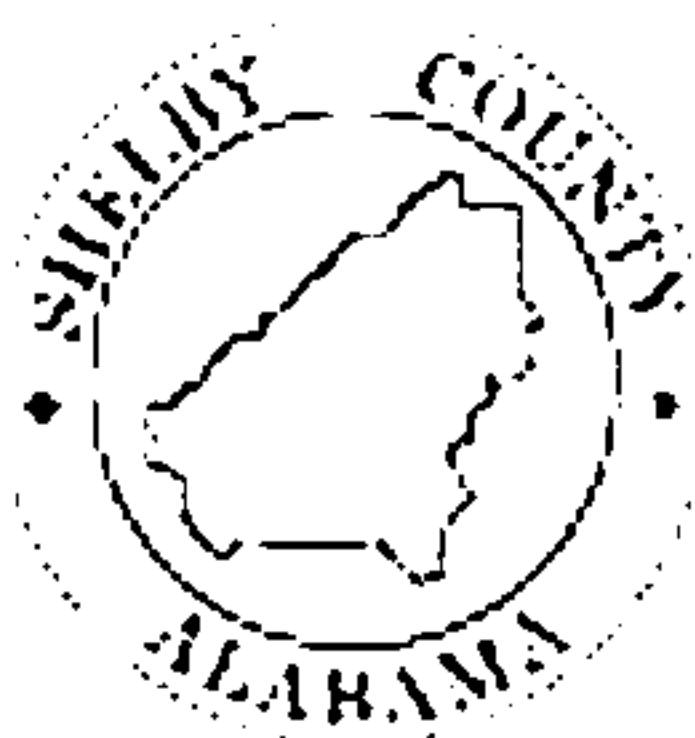
DAWN THORNTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES N. THORNTON, JR. and DAWN THORNTON 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 30th day of August, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2018 01:36:46 PM
\$39.00 CHERRY
20180831000315330

