

Send tax notice to:
WILLIAM B. DIXON
1944 MOUNTAIN LAUREL LANE
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA

2018646

20181120000410330

SHELBY COUNTY

**11/20/2018 12:43:19 PM
DEEDS 1/2**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Eight Thousand and 00/100 Dollars (\$148,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RICHARD L. BRATTON and BARBARA B. BRATTON, husband and wife**, whose mailing address is: 5416 Crossings Lake Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by **WILLIAM B. DIXON and MARY L. DIXON** whose property address is: **1944 MOUNTAIN LAUREL LANE, BIRMINGHAM, AL, 35244** 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 10, according to the Survey of Davenport's Addition to Riverchase West - Sector 1, as recorded in Map Book 8, Pages 9 and 9A, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Agreement with Alabama Power Company recorded in Misc. Book 35, Page 683, said probate office.
3. Restrictions appearing of record in Misc. Book 35, Page 689; Misc. Book 36, Page 30 and Misc. Book 14, Page 536, said probate office.
4. Agreement with Riverchase Townhouse recorded in Misc. Book 38, Page 465, said probate office.
5. Easements and building lines as shown on the map recorded in Map Book 8, Pages 9 & 9A, including but not limited to any notes, conditions, and restrictions.
6. Subject to 10' Easement on the North property line as shown on the map recorded in Map Book 8, Pages 9 & 9A, said probate office.
7. Subject to 30' ingress - egress easement as shown on the map recorded in Map Book 8, Pages 9 & 9A, said probate office.

\$148,000.00 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 19th day of November, 2018.


RICHARD L. BRATTON


BARBARA B. BRATTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD L. BRATTON and BARBARA B. BRATTON 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 19th day of November, 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
11/20/2018 12:43:19 PM
\$19.00 CHARITY
20181120000410330

