

Send tax notice to:
CHANNON EDWARDS
1247 KATHERINE STREET
LEEDS, AL 35094

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

2018669

20181203000422550
12/03/2018 02:17:25 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-One Thousand Three Hundred and 00/100 Dollars (\$71,300.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RODNEY H LANSFORD and KATHY LANSFORD, HUSBAND AND WIFE** whose mailing address is: P.O. Box 451, Harpersville, AL 35078 (hereinafter referred to as "Grantors") by **CHANNON EDWARDS** whose mailing address is: **1247 Katherine Street, Leeds, AL 35094** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

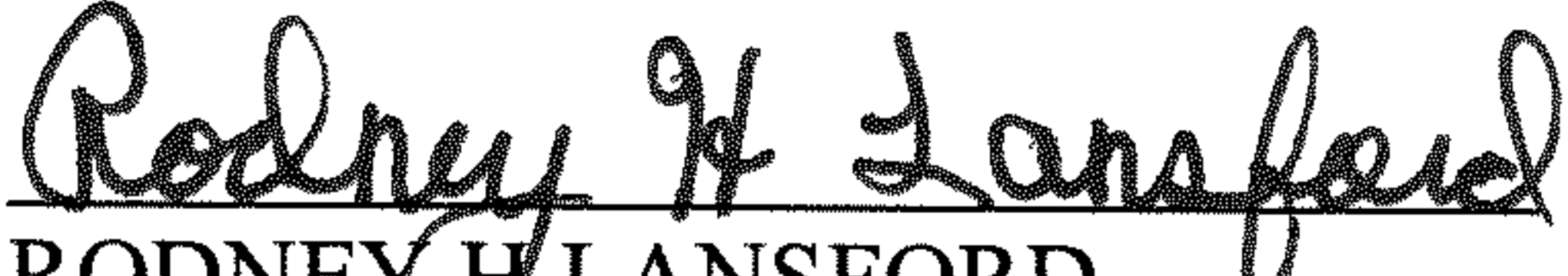
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Right of Way granted to Alabama Power Company as recorded in Real 99, Page 554 and Real 99, Page 558 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Volume 349, Page 97 as recorded in the Probate Office of Shelby County, Alabama

\$0.00 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 his/her hand and seal this the 30th day of November, 2018.



RODNEY H LANSFORD

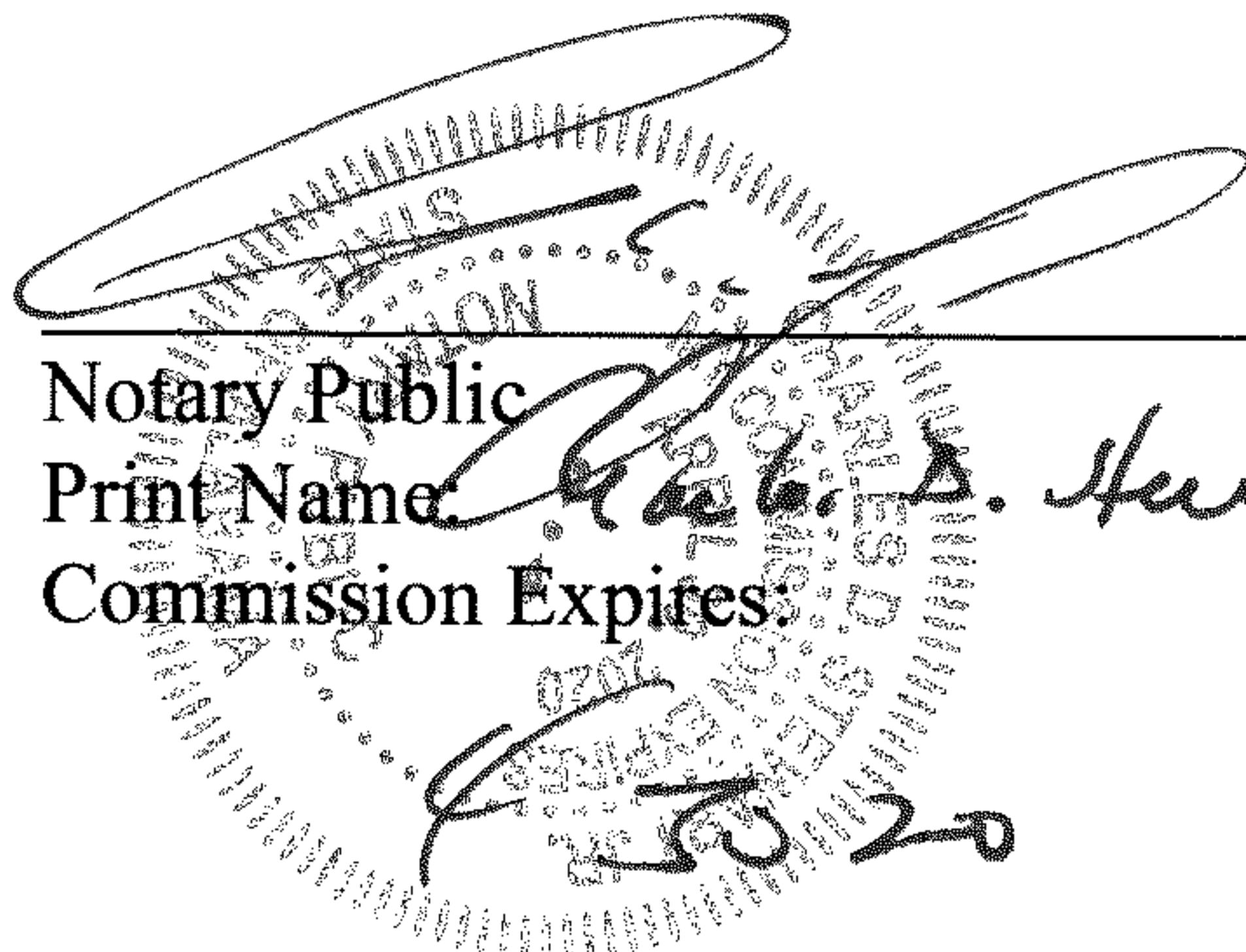


KATHY LANSFORD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RODNEY H LANSFORD and KATHY LANSFORD 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 30th day of November, 2018.



Notary Public
Print Name: Charles D. Hunt, Jr.
Commission Expires: 11-30-20

EXHIBIT A
LEGAL DESCRIPTION

A part of Lot No. 25 of the property of Charles W. Mobley, as shown on a plat recorded by Norman D. Deloach, ALA R.L.S. No. 8760 dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama; said property is located in Section 10, Township 20 South, Range 2 East, being more particularly described as follows:

Begin at the Southeast corner of Lot 25, being 10' East of the Westerly right-of-way of Country Church Road (60' R/W), and in the center of Whippoorwill Drive (an asphalt road with no listed right-of-way); thence leaving said right-of-way run North 89 degrees 29 minutes 30 seconds West along the South line of Lot 25 a distance of 434.25 feet to point in the center of Whippoorwill Drive; thence run North 00 degrees 30 minutes 27 seconds East a distance of 99.12 feet to a set 3/4" capped rebar (Clinkscates CA-1084-LS); thence run South 89 degrees 29 minutes 30 seconds East a distance of 447.52 feet to a 5/8" rebar 10' East of the Westerly right-of-way of Country Church Road; thence run along said right-of-way South 08 degrees 08 minutes 00 seconds West a distance of 100.00 feet to the Point of Beginning, containing 1.00 acres, more or less, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 02:17:25 PM
\$92.50 CHARITY
20181203000422550

Alvin S. Beal