


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

PLEASE SEND TAX NOTICE TO:
Evangel Classical Christian School, a Ministry of Evangel Church PCA
423 THOMPSON ROAD
ALABASTER, ALABAMA 35007

Shelby County, AL 12/11/2018
State of Alabama
Deed Tax: \$31.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20181211000431990 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
12/11/2018 01:28:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other Valuable Consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, GERALD D. O'BRIEN, a married man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Evangel Classical Christian School, a Ministry of Evangel Church PCA, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 16, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2001-29304 in the Probate Office.
3. A 25 foot building setback line from Ammersee Lakes Drive as recorded in Map Book 28 page 98 A and B in the Probate Office.
4. A 25 foot greenbelt easement reserved area along the rear of lot as shown on recorded Map Book 28 page 98 A and B in the Probate Office.
5. Agreement by and between Bagley Properties, LLC, The City of Montevallo and The Montevallo Sewer and Water Board as recorded in Instrument No. 2002-13452 in the Probate Office.
6. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 2002-06367 in Probate Office.
7. A 5 foot utility easement along the front of lot as shown on recorded Map Book 28 page 98 A and B in the Probate Office.
8. Annexation to the City of Montevallo as recorded in Instrument No. 2000-10571 in the Probate Office.
9. Articles of Incorporation of Ammersee Lakes Property Owners Association, as recorded in Instrument No. 20020923000459660 in the Probate Office.

The hereinabove described real property does not constitute a part of the homestead of the hereinabove named grantor and his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of December, 2018.

 (L.S.)
GERALD D. O'BRIEN

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERALD D. O'BRIEN, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2018.



Notary Public

My Commission Expires: 1 MY COMMISSION EXPIRES:
October 31, 2019



20181211000431990 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
GERALD D. O'BRIEN

Mailing Address:
5395 EMERY WAY
HOOVER, ALABAMA 35244

Property Address:
260 Ammersee Lakes Drive
Montevallo, AL 35115

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
Evangel Classical Christian School, a Ministry of
Evangel Church PCA

Mailing Address:
423 THOMPSON ROAD
ALABASTER, ALABAMA 35007

Date of Sale: December 3, 2018

Total Purchase Price: \$

or

Actual Value \$31,000.00

or

Assessor's Market Value

☐ Front of Foreclosure Deed
☒ Appraisal
☐ Other _____



20181211000431990 3/3 \$52.00
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