

Send tax notice to:  
MARK T. FLANAGAN  
436 RIVER CREST DRIVE NORTH  
HELENA, AL, 35080

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

2018690

**20190107000005480**  
**01/07/2019 12:43:51 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **PAVEL TETERIN and JAMIE ELOFF TETERIN, husband and wife**, whose mailing address is: 612 Rosebury Road Helena AL 35080 (hereinafter referred to as "Grantors") by **MARK T. FLANAGAN and GRACA S. FLANAGAN** whose property address is: **436 RIVER CREST DRIVE NORTH, HELENA, AL, 35080** 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 2045, according to the Survey of Old Cahaba, Phase V, 5th Addition, as recorded in Map Book 37, Page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Graca S. Flanagan and Maria Graca Silva Flanagan are one and the same person.**

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. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 15, Page 415; Book 61, Page 164; Real Volume 133, Page 277 and Real Volume 321, Page 629, and any damages relating to the exercise of such rights or the extraction of such minerals.
5. Restrictions appearing of record in Book 36, Page 105-A; Map Book 37, Page 53; Map Book 37, Page 62 and Map Book 37, Page 136.
6. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85; Deed Book 131, Page 447; Deed Book 257, Page 213; Real Volume 46, Page 69 and Deed Book 230, Page 1131.
7. Right of Way and Easement to Shelby County, as recorded in Book 155, Page 331; Deed Book 155, Page 425; Book 2, Page 16 and Book 156, Page 203.

\$187,625.00 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 4th day of January, 2019.

Pavel Teterin  
PAVEL TETERIN

Jamie Eloff Teterin  
JAMIE ELOFF TETERIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAVEL TETERIN and JAMIE ELOFF TETERIN 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 4th day of January, 2019.

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2019 12:43:51 PM  
\$28.00 CHERRY  
20190107000005480

Allie S. Bayl