

Send tax notice to:
JUSTIN REYNOLD TEEL
6217 EAGLE POINT CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019051T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ERNEST B RAMOS and PATRICIA G RAMOS, husband and wife**, whose mailing address is: 183 Calumet Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JUSTIN REYNOLD TEEL and KARLA OLIPHANT TEEL** whose property address is: **6217 EAGLE POINT CIRCLE, BIRMINGHAM, AL, 35242** 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 938, according to the map and survey of Eagle Point, 9th Sector, as recorded in Map Book 22, page 102, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Eagle Point, 9th Sector, as recorded in Map Book 22, page 102, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, including those recorded in Book 345, Page 744, and Instrument 1995-01640.
4. Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773. Conditions, covenants and restrictions as recorded in Book 206, Page 448, Instrument #1998-49271, Instrument #1997-19270, Instrument #20071218000568470, Instrument #20180222000057130, and Book 350, Page 775.
5. Right of Way recorded in Instrument #2001-18572 and Instrument #1999-12006.
6. Easements and rights-of-way for roads and utilities, as set out by Condemnation Case #19-278, and filed for record in Lis Pendens Book 42, Page 263 (refiled as Instrument #1993-03429) and in Lis Pendens Book 42, Page 303 (refiled as Instrument #1992-03427) and amended in Lis Pendens

Book 42, Page 287 (refiled as Instrument #1992-03428) and as set out in instrument #1993-08450, to the extent applicable to the Subject Property.

- 7. Easements and rights-of-way as recorded in Book 290, Page 848.
- 8. Transmission line permits granted to Alabama Power Company in Book 111, Page 408.

\$248,000.00 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 14th day of February, 2019.

*Ernest B Ramos by and through
Lori Varnedoe as his attorney in fact*

ERNEST B RAMOS BY AND THROUGH LORI
VARNEDOE AS HIS ATTORNEY IN FACT

*Patricia G Ramos by and through
Lori Varnedoe as her attorney in fact*

PATRICIA G RAMOS BY AND THROUGH LORI
VARNEDOE AS HER ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORI VARNEDOE, whose name as Agent and Attorney in Fact for ERNEST B RAMOS and PATRICIA G RAMOS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for ERNEST B RAMOS and PATRICIA G RAMOS on the day the same bears date.

Given under my hand and official seal this the 14th day of February, 2019.



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
02/19/2019 09:00:15 AM
\$328.00 CHERRY
20190219000051710

Allie S. Bayl