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Send tax notice to:  
RETA KAY WALLIS  
4006 EAGLE VALLEY CIRCLE  
BIRMINGHAM, AL, 35242

**DEEDS 1/2**  
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

2019124

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Seven Thousand and 00/100 Dollars (\$357,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHAEL A BERMUDEZ and SHAHEEN K BERMUDEZ, HUSBAND AND WIFE** whose mailing address is: 3172 Bradford Place, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **RETA KAY WALLIS and ROBERT A WALLIS** whose property address is: **4006 EAGLE VALLEY 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 1407, according to the Survey of Eagle Point, 14th Sector, as recorded in Map Book 26, Page 34, 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. Minerals of whatsoever kind, subsurface and surfaces substances, including but not limited to coal, Ignite, 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, or those rights recorded in Deed Book 331, Page 262; Deed Book 81, Page 417; and Instrument #1999-45926.
3. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines, as shown on Survey of Eagle Point, 14th, Sector, as recorded in Map Book 26, Page 34 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Rights of others to easement and rights of way as set out in Deed Book 290, Page 842.
5. Easements and rights of way set forth in Deed Book 290, Page 848.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 149, Page 380; Deed Book 111, Page 408; and Deed Book 109, Page 70.
7. Restrictions as recorded in Deed Book 206, Page 448 and Instrument 1999-44777.
8. Easements and rights of way for roads and utilities as set out by Condemnation Case #19-287 and filed for record in Lis Pendens Book 42, Page 263 (re-filed in Instrument #1993-03429) and Lis Pendens Book 42, Page 303 (re-filed in

Instrument# 1992-03427) and amended in Lis Pendens Book 42, Page 287 (re-filed in Instrument # 1992-03428) and as set out in Instrument # 1993-08450.



9. Declaration of Easements as recorded in Instrument #1993-24183.
10. Rights of Way granted to South Central Bell by instruments recorded in Deed Book 336, Page 224; Deed Book 337, Page 245; and Real 149, Page 206.
11. Easement to Alabama Power Company by Instrument #2000-11862.
12. Release of Damages and reservation of right of way recorded in Instrument #1996-26590.
13. Ingress and Egress and Utility Easement as shown by Instrument #1998-42638.

\$368,781.00 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.

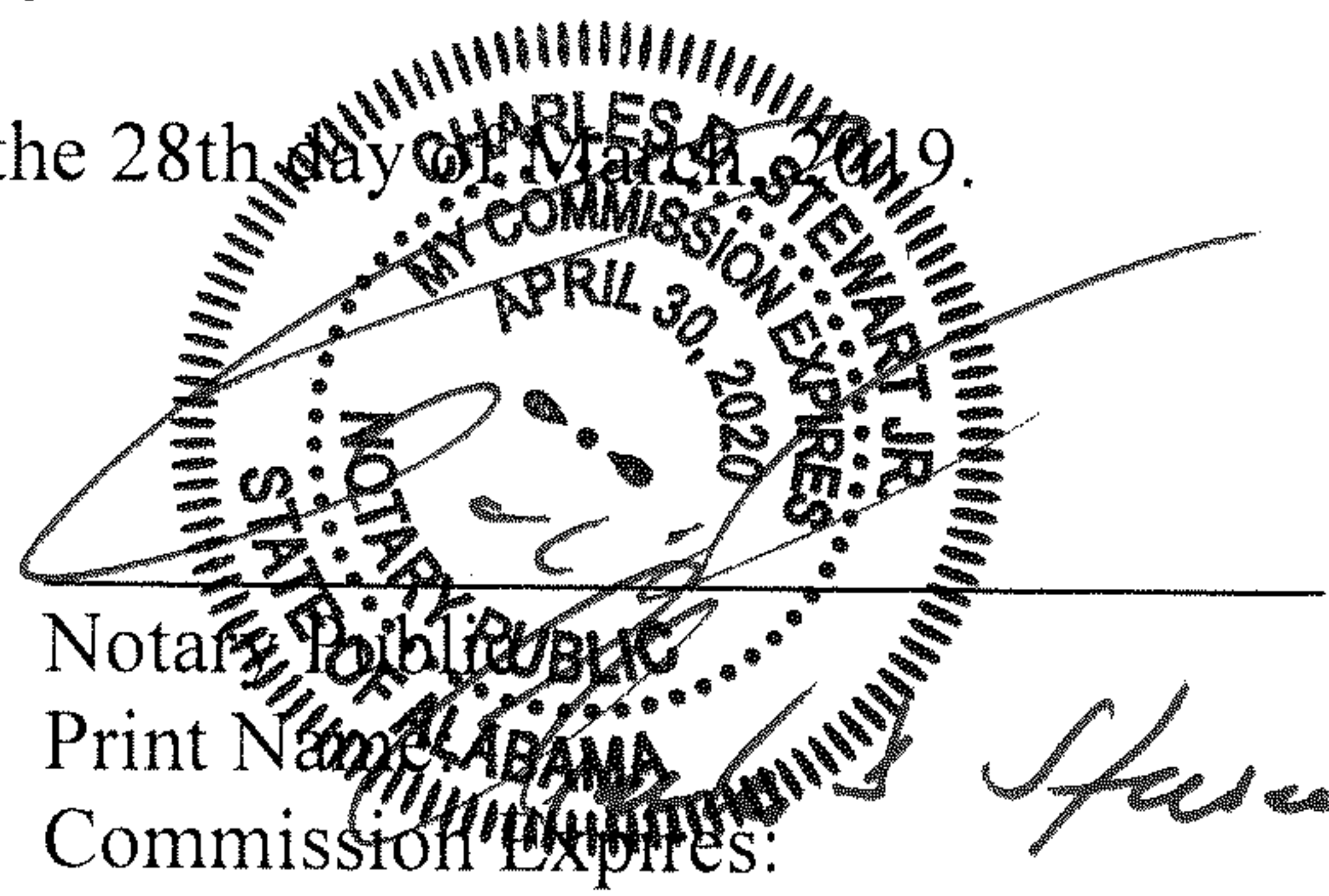

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of March, 2019.

  
MICHAEL A BERMUDEZ  
  
SHAHEEN K BERMUDEZ

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL A BERMUDEZ and SHAHEEN K BERMUDEZ 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 28th day of March, 2019.

  
Notary Public  
Print Name: CHARLES A. STEWART JR.  
Commission Expires: APRIL 30, 2020  
  
17320



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2019 02:34:05 PM  
\$19.00 CHARITY  
20190401000103120

