

Send tax notice to:
VINES CONSTRUCTION, INC.
10 EL CAMINO REAL
CHELSEA, AL, 35043

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

2019303

20190517000168540
05/17/2019 11:04:22 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CAROLE H. RUDD, A SINGLE INDIVIDUAL** whose mailing address is: 10 El Camino Real, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **VINES CONSTRUCTION, INC., A CORPORATION** whose property address is: **10 EL CAMINO REAL, CHELSEA, AL, 35043** 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:

Estate 2, according to the survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57, 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 High Chaparral, First Sector recorded in Map Book 12, Page 57, and in the Resurvey of Map Book 38, Page 96, 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 and as set forth in Real Book 160, Page 469.
4. Restrictive covenants as recorded in Real Book 196, Page 237 and in Real Book 197, Page 249 and amended Instrument# 1992-25021 and Instrument# 1996-09688 and modified in Real Book 273, Page 75 in the Probate Office of Shelby County, Alabama.
5. Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 220, Page 471 in Probate Office.
6. Articles of Incorporation of High Chaparral Homeowners Association, Inc., as recorded in Inst# 20170602000194180.
7. Variance to Restrictions Book 226, Page: 555.
8. Contract, Release and Agreement recorded in Inst# 1996-09689 and Inst# 1997-19771.
9. Settlement Agreement, Full Release and Covenant not to Sue recorded in Inst# 1994-10534.

10. Riparian rights as follows: Easements for use of the surface of waters on the land for fishing, boating, swimming or similar activity.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Carol H. Rudd is the surviving grantee of that certain deed recorded 12/11/2006 in Inst. #20061211000597980; the other grantee Nickey J. Rudd, Sr. (who is one and the same as Nickey J. Rudd) having died on or around January, 14, 2018.

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 14th day of May, 2019.

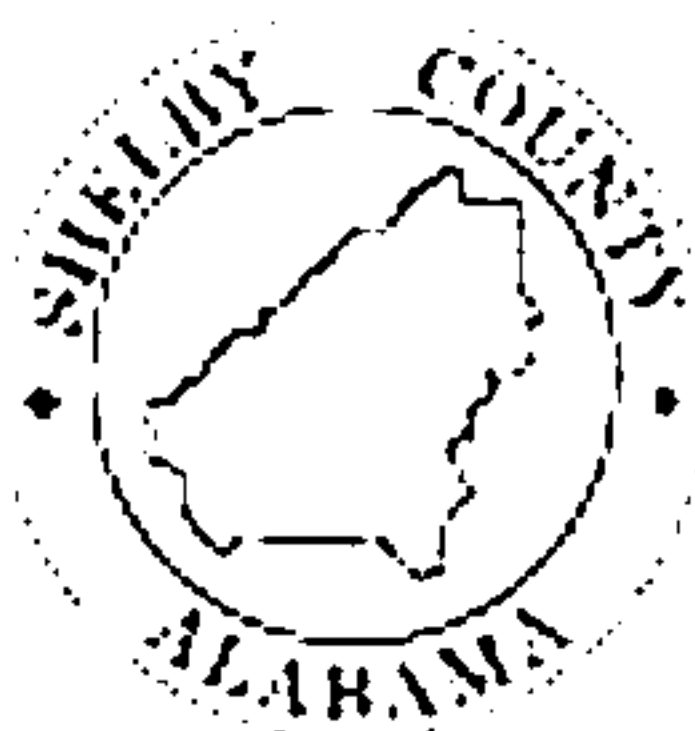
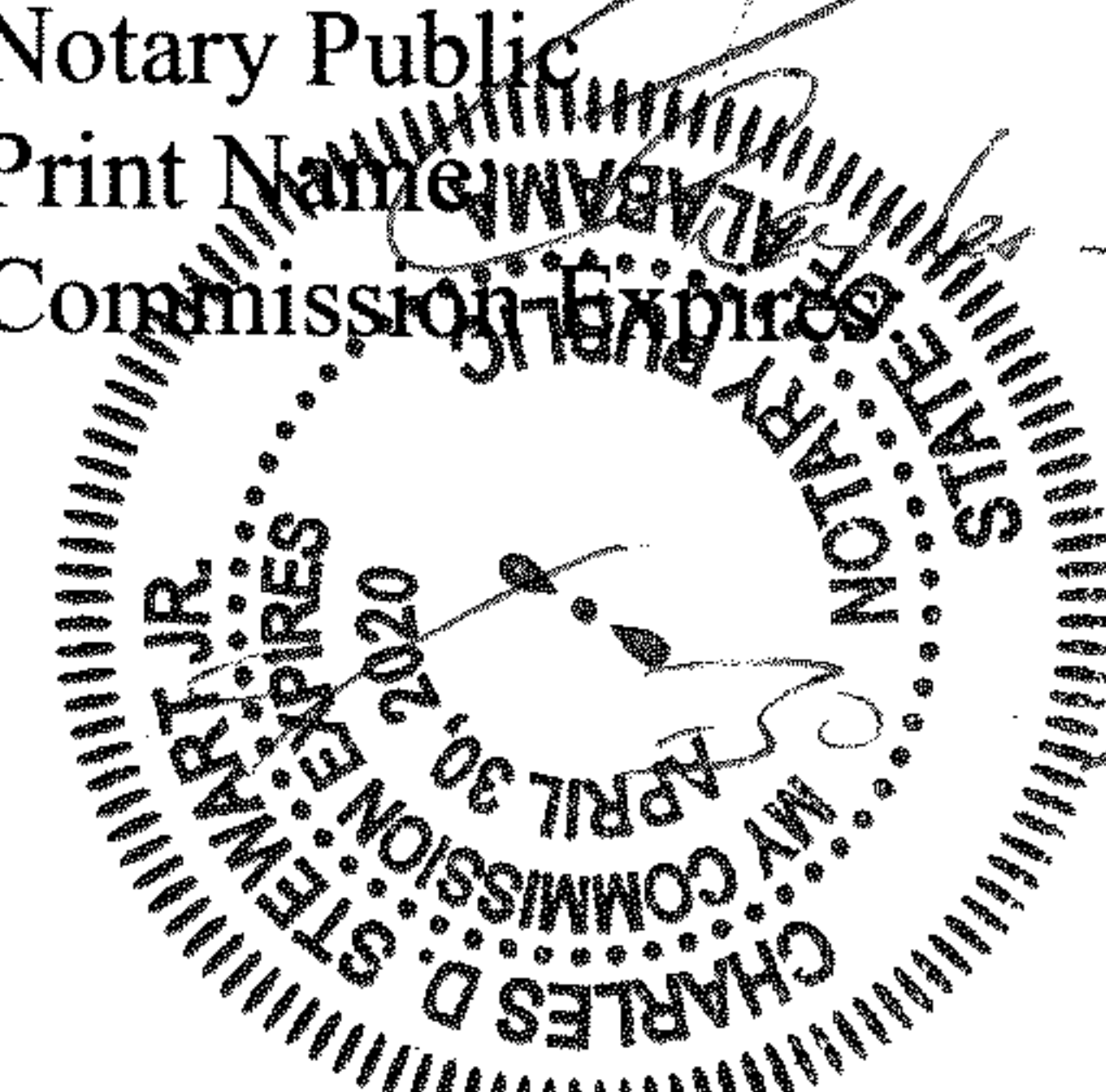
Carole H. Rudd
CAROLE H. RUDD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLE H. RUDD 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 14th day of May, 2019.

[Signature]
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *April 30, 2020*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2019 11:04:22 AM
\$78.00 CHERRY
20190517000168540

Allen S. Bayl