

Send tax notice to:
BARRON FUTRAL
241 CAMELLIA DRIVE
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

2019235T

20190522000175390
05/22/2019 11:28:31 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GREGORY C HALFACRE and DANA L HALFACRE, HUSBAND AND WIFE** whose mailing address is: 7278 Cahaba Valley Rd Apt 116A Birmingham AL 35242 (hereinafter referred to as "Grantors") by **BARRON FUTRAL** whose property address is: **241 CAMELLIA DRIVE, 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:

Lot 409, according to the map and survey of Windstone IV Subdivision, as recorded in Map Book 27, page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

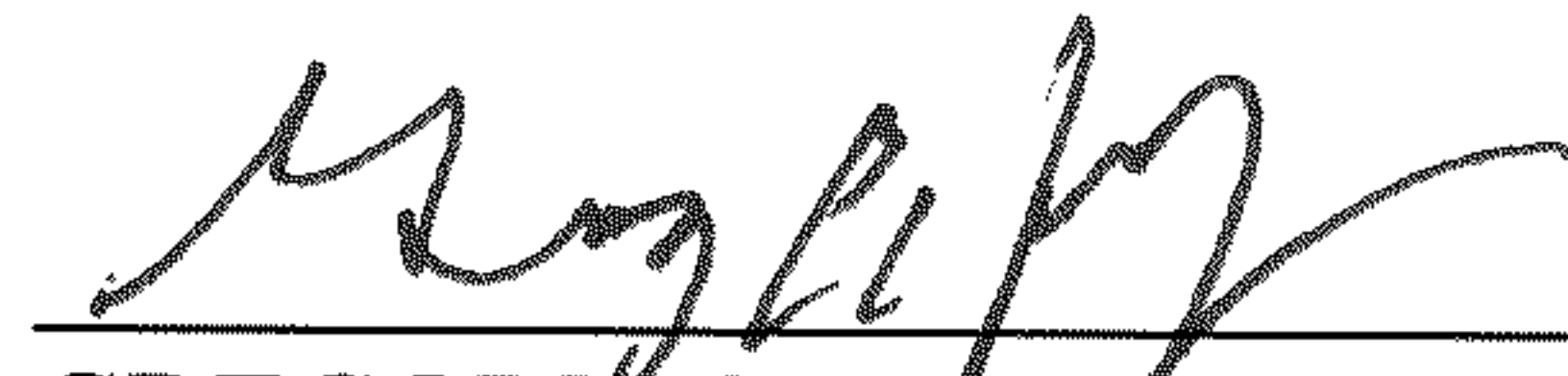
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Golden Meadows Subdivision, according to the plat thereof, recorded in Map Book 38, Page 80, 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.
4. Right of Way granted to Alabama Power Company recorded in Book 127, Page 336.
5. Transmission Line Permit in favor of Alabama Power Company recorded in Book 230, page 834; Book 126, page 67; Book 236, page 158, Book 230, page 832; Book 216, page 616 and Book 126, Page 67.
6. Railroad Right of Way recorded in Book T, Page 655 and Book 23, page 100.
7. Memorandum and Affidavit regarding oil and gas lease recorded in Book 45, page 303.
8. Easement recorded in Instrument #20040910000505560 and Instrument #20011001000421781.
9. Articles of Incorporation of Windstone Homeowners Association as recorded in Instrument #20091112000421610.
10. Conditions, covenants and restrictions as recorded in Instrument #20001120000401611; Instrument #20011213000546581; and Instrument #20011213000546591.

\$239,900.00 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 17th day of May, 2019.

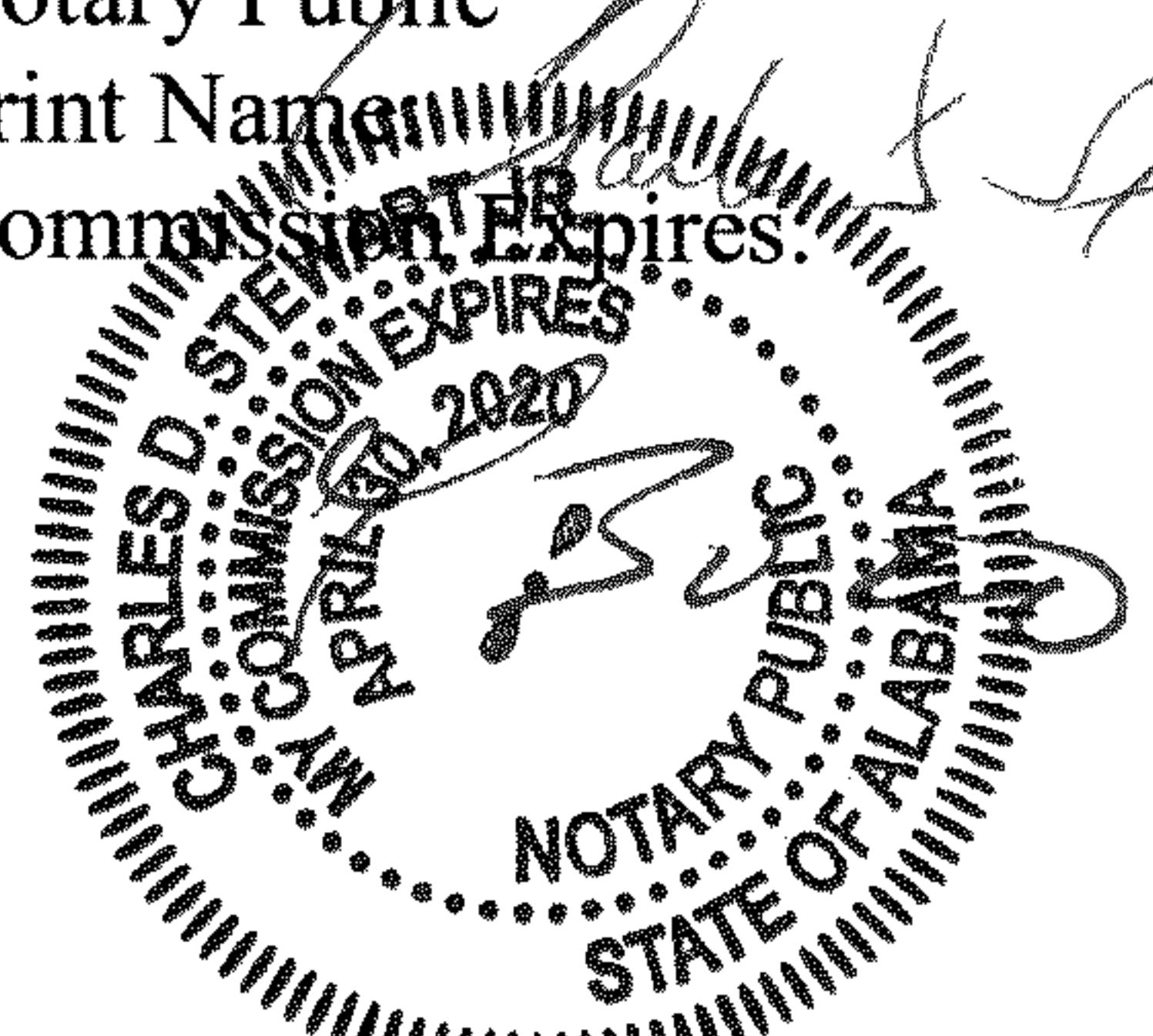

GREGORY C HALFACRE


DANA L HALFACRE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY C HALFACRE and DANA L HALFACRE 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 17th day of May, 2019.


Notary Public
Print Name _____
Commission Expires _____




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2019 11:28:31 AM
\$38.00 CHARITY
20190522000175390

