

Send tax notice to:
ADAM G THURSTON
413 TUSCANY CIRCLE
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

2019495

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty-Three Thousand and 00/100 Dollars (\$543,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JIMMY D FORDHAM and JANIE H FORDHAM, HUSBAND AND WIFE** whose mailing address is: 8666 Southbend Lane, Vestavia Hills AL 35216 (hereinafter referred to as "Grantors") by **ADAM G THURSTON and ERICKA J THURSTON** whose property address is: **413 TUSCANY CIRCLE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144, 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 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, restrictions and setback lines as shown on recorded map.
4. Restrictions appearing of record in Instrument# 2005101900054280, First Amendment recorded in Instrument #20090602000208030, Second Amendment and Restated recorded in Instrument #20121129000456810; Third amended and restated in Instrument# 20180302600682500 and being further amended by Instrument# 20190205000037480
5. Right of Way to Shelby County as recorded in Volume 229, Page 489; Volume 229, Page 492, and Volume 39, Page 469.
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 126, Page 55 and Volume 165, Page 105.
7. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument #20051031000564040.
8. Railroad right of way reserved by South and North Alabama Railroad by Deed Book 'T', Page 655, in the Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument #1994-29305 and Deed 244, Page 587 in the Probate Office.
10. Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.
11. Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April

5, 2004, the Reinstatement and Extension Agreement dated January 5, 2005 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated February 4, 2005 as set out in Instrument #20050204000058360 in the Probate Office.

12. Memorandum Affidavit regarding Oil and Gas Lease to Anschutz Corporation recorded in Miscellaneous Book 45, Page 303 in the Probate Office.

\$484,350.00 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 31st day of July, 2019.

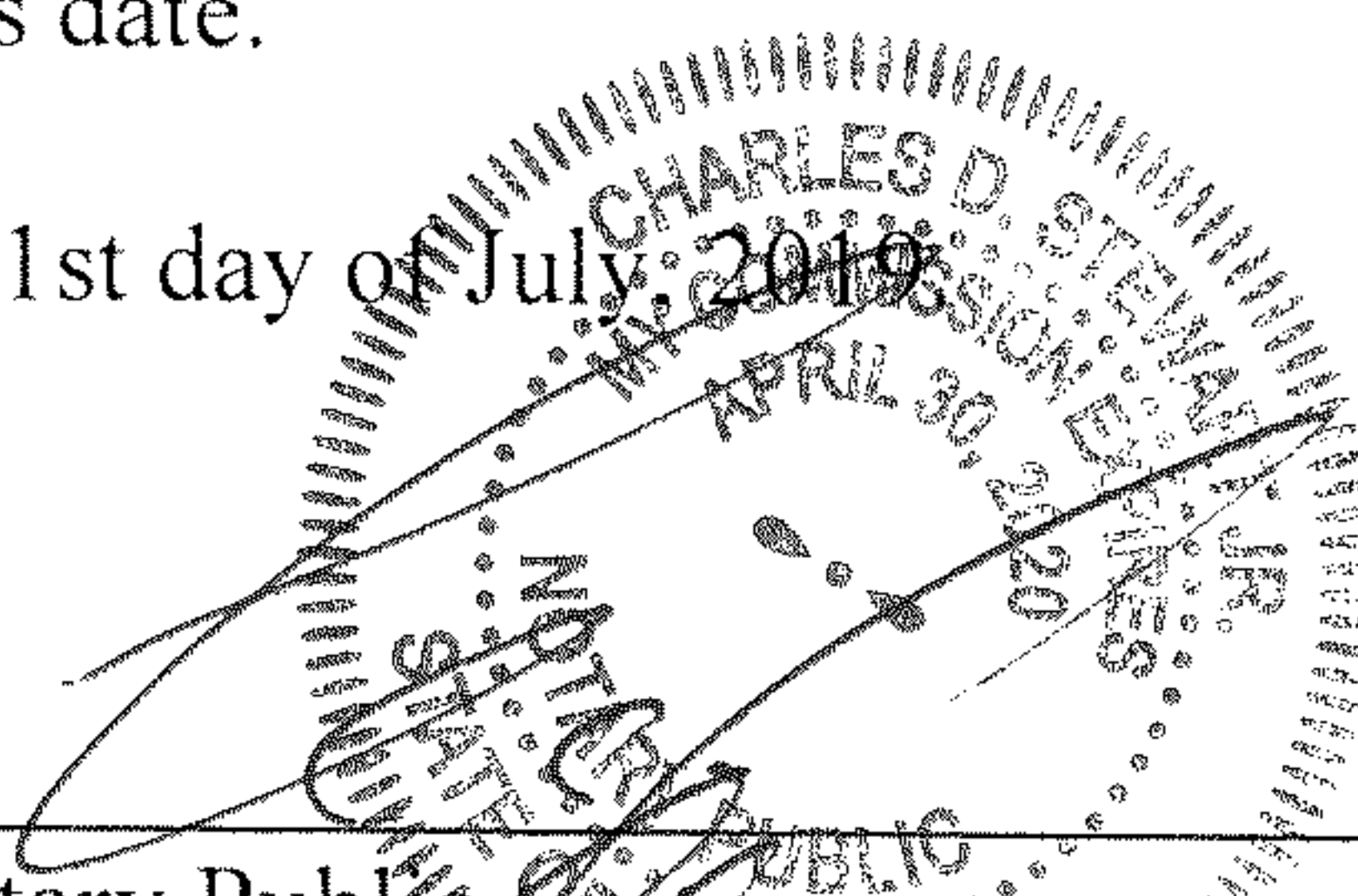

JIMMY D FORDHAM


JANIE H FORDHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY D FORDHAM and JANIE H FORDHAM 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 31st day of July, 2019.


Notary Public
Print Name: 
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:10:46 PM
\$77.00 CHERRY
20190801000276670

