

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
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BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
BRETT A. RODGERS and TONYA D. RODGERS

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20191003000363890 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
10/03/2019 01:19:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, ESTELLE RUNYAN aka ESTELLE E. RUNYAN, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BRETT A. RODGERS and TONYA D. RODGERS, (herein referred to as GRANTEES), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 10, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5 page 5 in the Probate Office of Shelby County, Alabama. There is excepted from this conveyance all that part of the above described lot lying below that certain datum place of 397 feet above mean sea level as established by the U. S. Coast and Geodetic Survey as adjusted in January, 1955. The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 235 page 550 in the Probate Office.
3. Riparian and other rights created by the fact that the land fronts on Lay Lake.
4. Flood rights to Alabama Power Company as to water elevation contour levels.

\$162,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

Estelle Runyan is the sole surviving grantee of that certain deed recorded in Book 305, Page 845; the other grantee, B. W. Runyan, having died on or about June 29, 2006.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

Shelby County, AL 10/03/2019
State of Alabama
Deed Tax: \$18.00

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30TH day of SEPTEMBER, 2019.

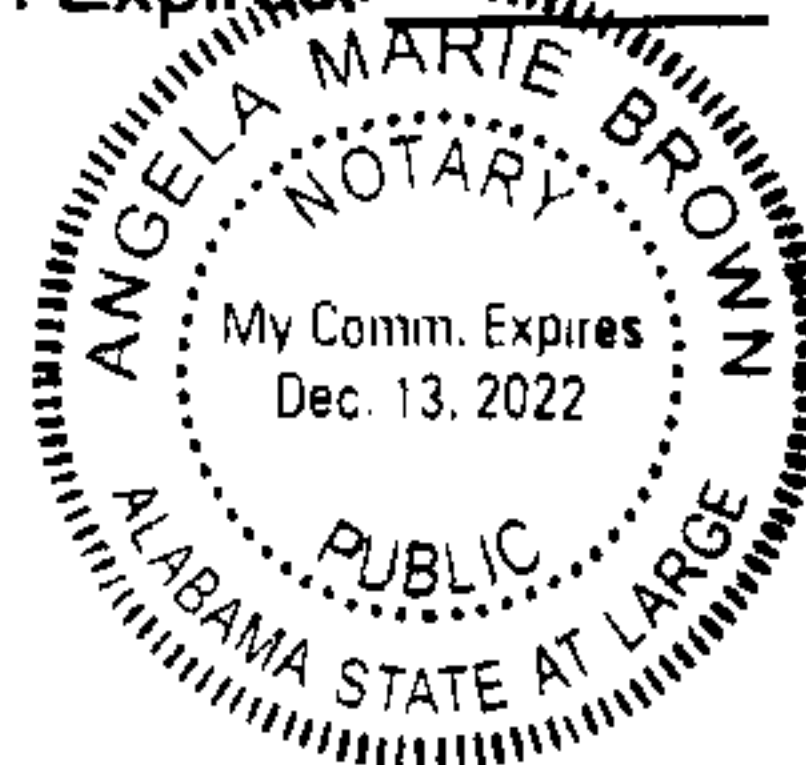
Estelle E. Runyan (L.S.)
ESTELLE RUNYAN aka ESTELLE E. RUNYAN
BY: [Signature], as her
true and lawful Attorney-in-Fact as per Durable
Unlimited Power of Attorney dated April 10, 2014
and filed simultaneously herewith.

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FREDERICK DAVID RUNYAN whose name as Attorney-in-Fact for ESTELLE RUNYAN aka ESTELLE E. RUNYAN as per Durable Unlimited Power of Attorney dated April 10, 2014, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such Attorney-in-Fact and with full authority, has executed the same voluntarily on the day the same bears date on behalf of ESTELLE RUNYAN aka ESTELLE E. RUNYAN.

Given under my hand and official seal this 30TH day of SEPTEMBER, 2019.

Angela Marie Brown
Notary Public
My Commission Expires _____



20191003000363890 2/3 \$46.00
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Grantor's Name:
ESTELLE RUNYAN aka ESTELLE E. RUNYAN
Mailing Address:

Property Address:
200 Waxahatchee Circle
Shelby, AL 35143

____ Bill of Sale
____ Sales Contract
x Closing Statement

Grantee's name:
BRETT A. RODGERS and TONYA D. RODGERS
Mailing Address:
317 Normandy Lane
Chelsea, AL 35043

Date of Sale: SEPTEMBER 30TH, 2019
Total Purchase Price: \$180,000.00
or
Actual Value
or
Assessor's Market Value

____ Front of Foreclosure Deed
____ Appraisal
____ Other _____


20191003000363890 3/3 \$46.00
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