15062

20061031000534950 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/31/2006 08:50:36AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL P. MORRIS
405 CHADWICK CIRCLE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($179,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **HEATHER DOBNIKAR and MARK DOBNIKAR, WIFE and HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MICHAEL P. MORRIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 36-A, according to the Resurvey of Lot 36 of Chadwick, Sector 4, as recorded in Map Book 21, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.

3. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.

4. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM CHADWICK CIRCLE AS SHOWN BY PLAT.

5. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE SOUTHERLY SIDE AND 30 FEET ON THE EASTERLY SIDE OF LOT.

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #1995-20054 IN THE PROBATE OFFICE.

7. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 194, PAGE 67; DEED 103, PAGE 146; DEED 161, PAGE 143 AND DEED 198, PAGE 509 IN THE PROBATE OFFICE.

8. EASEMENT(S) TO N. WALKER AND ASSOCIATES AS SHOWN BY INSTRUMENT RECORDED IN REAL 387, PAGE 246 IN THE PROBATE OFFICE.

9. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED 196, PAGE 548, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 21, PAGE 63 IN THE PROBATE OFFICE.

$143,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$36,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, the said GRANTORS, **HEATHER DOBNIKAR and MARK DOBNIKAR,** have hereunto set his, her or their signature(s) and seal(s), this the 26th day of October, 2006.

HEATHER DOBNIKAR

MARK DOBNIKAR

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **HEATHER DOBNIKAR and MARK DOBNIKAR**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of October, 2006.

Notary Public

My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE