

Send tax notice to:

KIMBERLY C. MOSS
104 GREYSTONE GLEN DRIVE
BIRMINGHAM, AL, 35242

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

2011138

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$6.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Nine Thousand Two Hundred Fifty and 00/100 Dollars (\$279,250.00) in hand paid to the undersigned, AMANDA C. DERIEUX, An Unmarried Woman (hereinafter referred to as "Grantors") by KIMBERLY C. MOSS (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 2, ACCORDING T THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR ONE, AS RECORDED IN MAP BOOK 16, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDNG SETBACK LINES AS SHOWN ON RECORDED MAP OF THE GLEN AT GREYSTONE, SECTOR ONE, AS RECORDED IN MAP BOOK 16, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER ,INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON, AND UNDER THE LAND AS RECORDED IN DEED BOOK 121, PAGE 294 AND IN DEED BOOK 60, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS RECORDED IN DEED BOOK 301, PAGE 799, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. COVENANT AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL 235, PAGE 574, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN REAL 346, PAGE 873, AMENDED IN REAL 380, PAGE 635, REAL 346, PAGE 848, REAL 380, PAGE 639 AND SUBSEQUENT AMENDMENTS THERETO, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20040521000271300, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. AGREEMENT WITH SHELBY CABLE, INC. AS RECORDED IN REAL 350, PAGE 545, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT AGREEMENT AND PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 380, PAGE 639,

- INSTRUMENT #1992-26824 AND REAL 386, PGE 389, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.
10. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS
RECORDED IN REAL VOLUMN 265, PAGE 96, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

\$272,902.00 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 Grantee, 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
22nd day of April, 2011.


AMANDA C. DERIEUX

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that AMANDA C. DERIEUX, whose name is signed to the foregoing instrument,
and who is known to me, acknowledged before me on this day, that, being informed of
the contents of the said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 22nd day of April, 2011.

