

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jeremy O. Lindsey
125 Cedar Bend Drive
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND FIFTY DOLLARS AND N0/100 (\$124,050.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **CATHERINE KOTHARE (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS CATHERINE G. SUTTON)**, a married woman, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JEREMY O. LINDSEY**, (herein referred to as "Grantee"), his heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 1, in Block 3, according to the Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Such state of facts as shown on the plat of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Deed Book 109, Page 582, Deed Book 174, Page 306, and Deed Book 226, Page 533, in the Probate Office of Shelby County, Alabama.
8. Right of way to Southern Natural Gas as recorded in Deed Book 90, Page 450, in the Probate Office of Shelby County, Alabama.
9. Right of way to Shelby County as recorded in Deed Book 271, Page 175, and Deed Book 271, Page 743, in the Probate Office of Shelby County, Alabama.
10. Subject to covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument



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Shelby Cnty Judge of Probate, AL
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No. 1994-1181 and Instrument No. 1994-25594, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR GRANTOR'S SPOUSE.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seal on this day of January __, 2012.

GRANTOR:



Catherine Kothare (who is one and the same person formerly known as Catherine G. Sutton)

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Catherine Kothare (who is one and the same person formerly known as Catherine G. Sutton), an unmarried man/woman, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 5, 2012.



Notary Public

My Commission Expires: 03/03/2015

[Affix Seal Here]



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