

Send tax notice to:

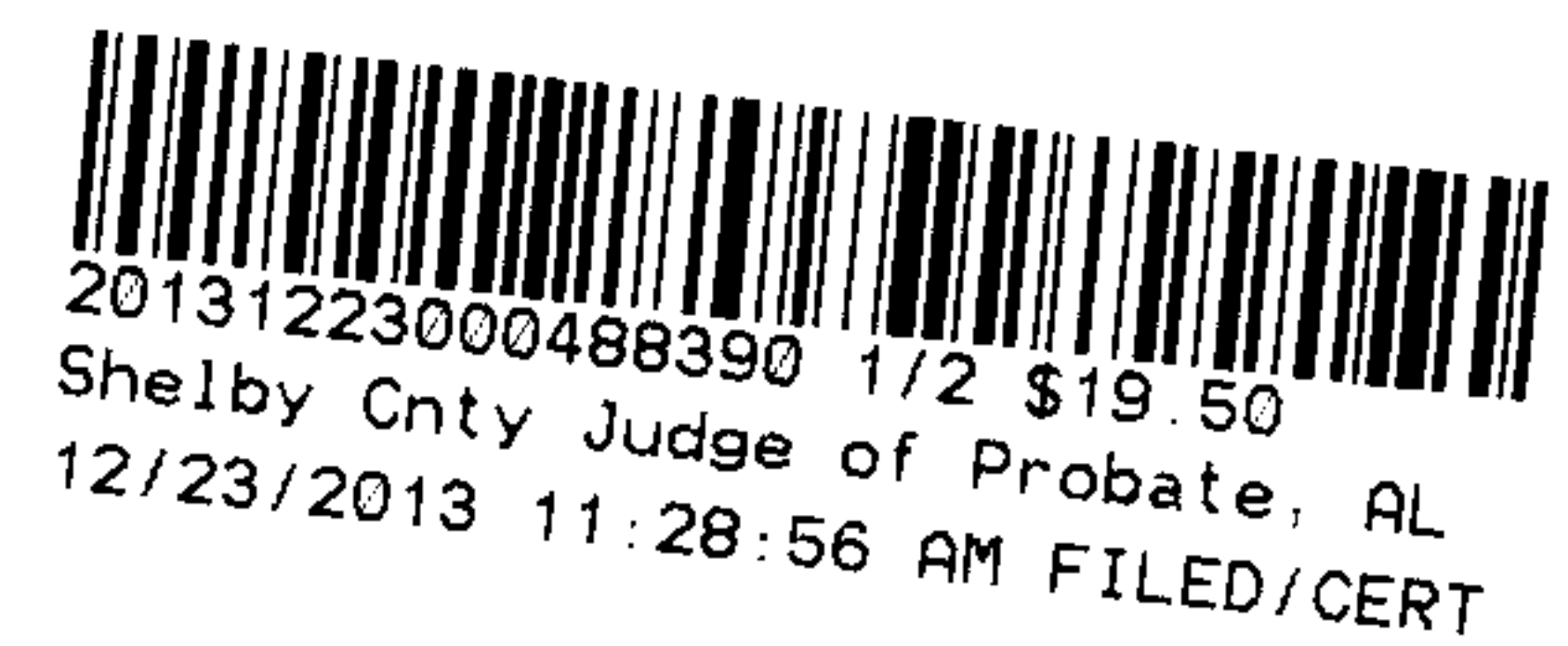
MARTHA J. STEPHENS  
251 NARROWS REACH  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013617

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Seven Thousand and 00/100 Dollars (\$137,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DIANE L. GUNNING, A SINGLE INDIVIDUAL **whose mailing address** is: 13240 HARTFORD ROAD, SUNBURY, OH 43074 (hereinafter referred to as "Grantors") by MARTHA J. STEPHENS **whose mailing address** is: 251 NARROWS REACH, BIRMINGHAM, AL 235242 (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 86, ACCORDING TO THE AMENDED PLAT OF NARROW'S REACH AS RECORDED IN MAP BOOK 27, PAGE 11 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. 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 OPERATIONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
9. SUCH STATE OF FACTS AS SHOWN ON THE AMENDED MAP OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



10. EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
11. RIGHT OF WAY TO ALABAMA POWER COMPANY.
12. RIGHT OF WAY TO SHELBY COUNTY.
13. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY.
14. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 2000-17885 AND INSTRUMENT NO. 2001-26672, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. NATURAL GAS SUPPLY EASEMENT TO ALABAMA NATURAL GAS CORP.
16. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 2001-23693.
17. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY.


\$134,518.00 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 9th day of December, 2013.

*DIANE L Gunning By and  
through Teresa Stahl Her  
Attorney in Fact*  
\_\_\_\_\_  
DIANE L. GUNNING  
BY AND THROUGH TERESA STAHL  
HER ATTORNEY IN FACT

State of Alabama  
County of Shelby

  
20131223000488390 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
12/23/2013 11:28:56 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERESA STAHL, whose name as Agent and Attorney in Fact for DIANE L. GUNNING, 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 in his capacity as Attorney in Fact for DIANE L. GUNNING on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2013

  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires:

*Charles J. Howard Jr.*  
*3-30-16*