

Send tax notice to:
LARRY W. HYCHE
1216 NARROWS POINT NOOK
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

2014057

Shelby COUNTY

WARRANTY DEED


20140303000057120 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
03/03/2014 01:41:56 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Two Thousand and 00/100 Dollars (\$202,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LIANO PROPERTIES, LLC **whose mailing address is:** 444 Oak Tree Dr, Cheba, AL 35043 (hereinafter referred to as "Grantor") by LARRY W. HYCHE AND DONNA J. HYCHE **whose mailing address is: 1216 NARROWS POINT NOOK BIRMINGHAM, AL 35242** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 55, ACCORDING TO THE FINAL PLAT OF NARROWS POINT - PHASE 5, AS RECORDED IN MAP BOOK 35, AT PAGE 90 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #2000-09755, AS AMENDED BY INSTRUMENTS RECORDED AS INSTRUMENT #2000-17136, INSTRUMENT #2000-36696, INSTRUMENT #2001-38328, INSTRUMENT #20020905000424180, INSTRUMENT NO. 20021017000508250 AND INSTRUMENT #20030716000450980 AND INSTRUMENT #20050831000450840 ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA(WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENTS AND BULDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURE HEREIN.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2000-9755; INST. NO. 2000-17136; INST NO. 2000-36696; INST. NO. 2001-38328; INST. NO. 2002-42418; INST. NO. 2002-50825; INST. NO. 2003-45098 AND INST. NO. 2005-45084.
5. ASSIGNMENT OF DEVELOPER'S RIGHTS AND OBLIGATION FOR THE NARROWS AS RECORDED BY INSTRUMENT NO. 2000-40514 IN THE PROBATE OFFICE.

6. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040910000506070.
7. NATURAL GAS SUPPLY AGREEMENT AS RECORDED IN INSTRUMENT NO. 2000-1818.
8. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 324, PAGE 840 AND DEED BOOK 321, PAGE 610, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY TO STATE OF ALABAMA AS RECORDED IN DEED BOOK 296, PAGE 441, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$181,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, LIANO PROPERTIES, LLC, by CHARLES J. GAGLIANO its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of February, 2014.

LIANO PROPERTIES, LLC

By: *Charles J. Gagliano*

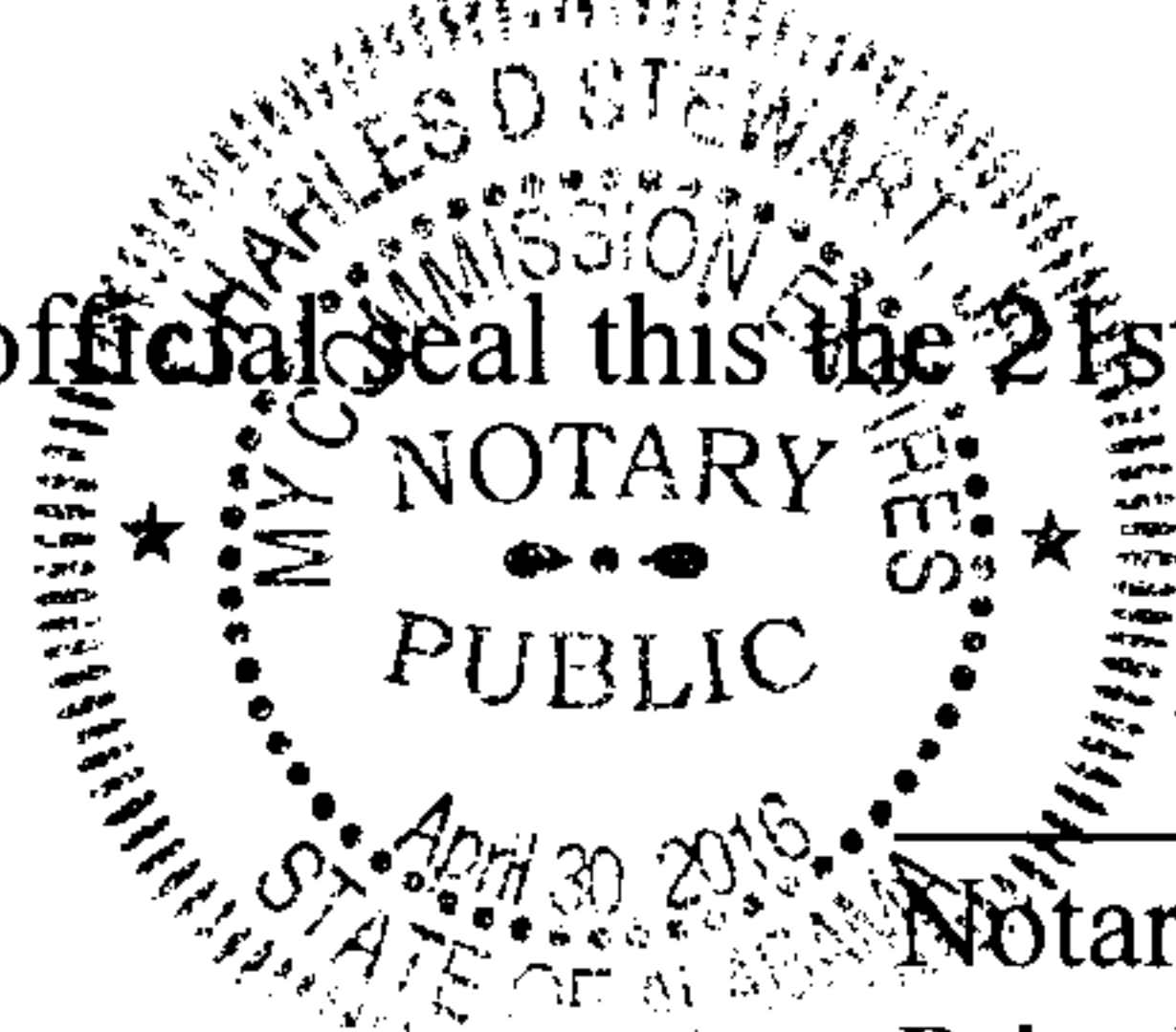
CHARLES J. GAGLIANO

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES J. GAGLIANO, whose name as MEMBER of LIANO PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of February, 2014.



Charles D. Stewart Jr.
Notary Public

Print Name:

Commission Expires:

