

Send tax notice to:

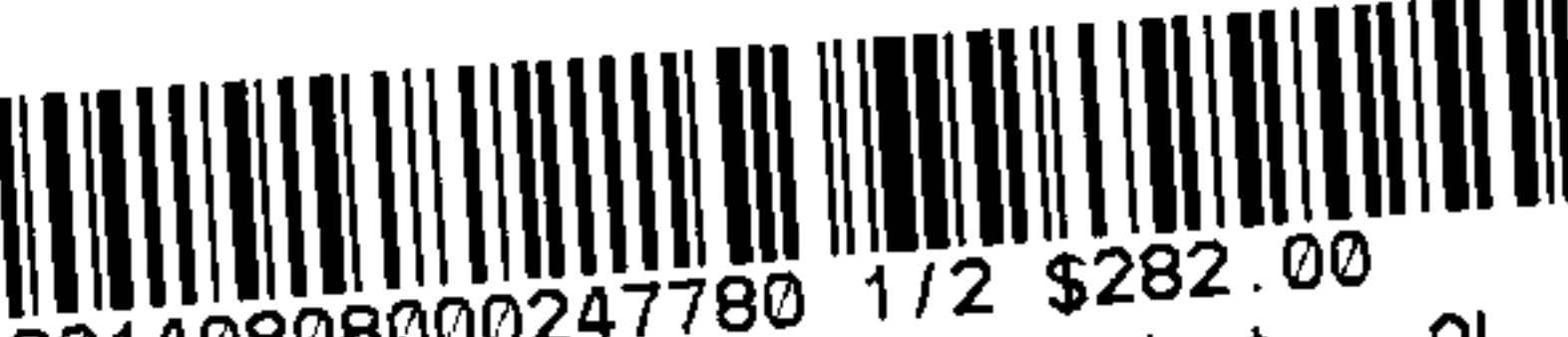
KENNETH F. PRIDDY
420 EATON ROAD
BIRMINGHAM, AL, 35242

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

2014355

WARRANTY DEED


20140808000247780 1/2 \$282.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:30:47 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GEORGE YAKE and JANICE YAKE, HUSBAND AND WIFE **whose mailing address is:** 4961 Ansbury Place NW, Acworth, GA 30101 (hereinafter referred to as "Grantors") by KENNETH F. PRIDDY and ANN E. PRIDDY **whose mailing address is:** 420 EATON RD 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 23, ACCORDING TO THE AMENDED MAP FO GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, 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. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM AND 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 NO. 1994041400012221, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT FOR SANITARY SEWER AGREEMENT TO WATER WORKS BOARD-CITY OF BIRMINGHAM AS RECORDED IN INSTRUMENT NO. 1993-20847, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 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 Grantees, 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 23rd day of July, 2014.



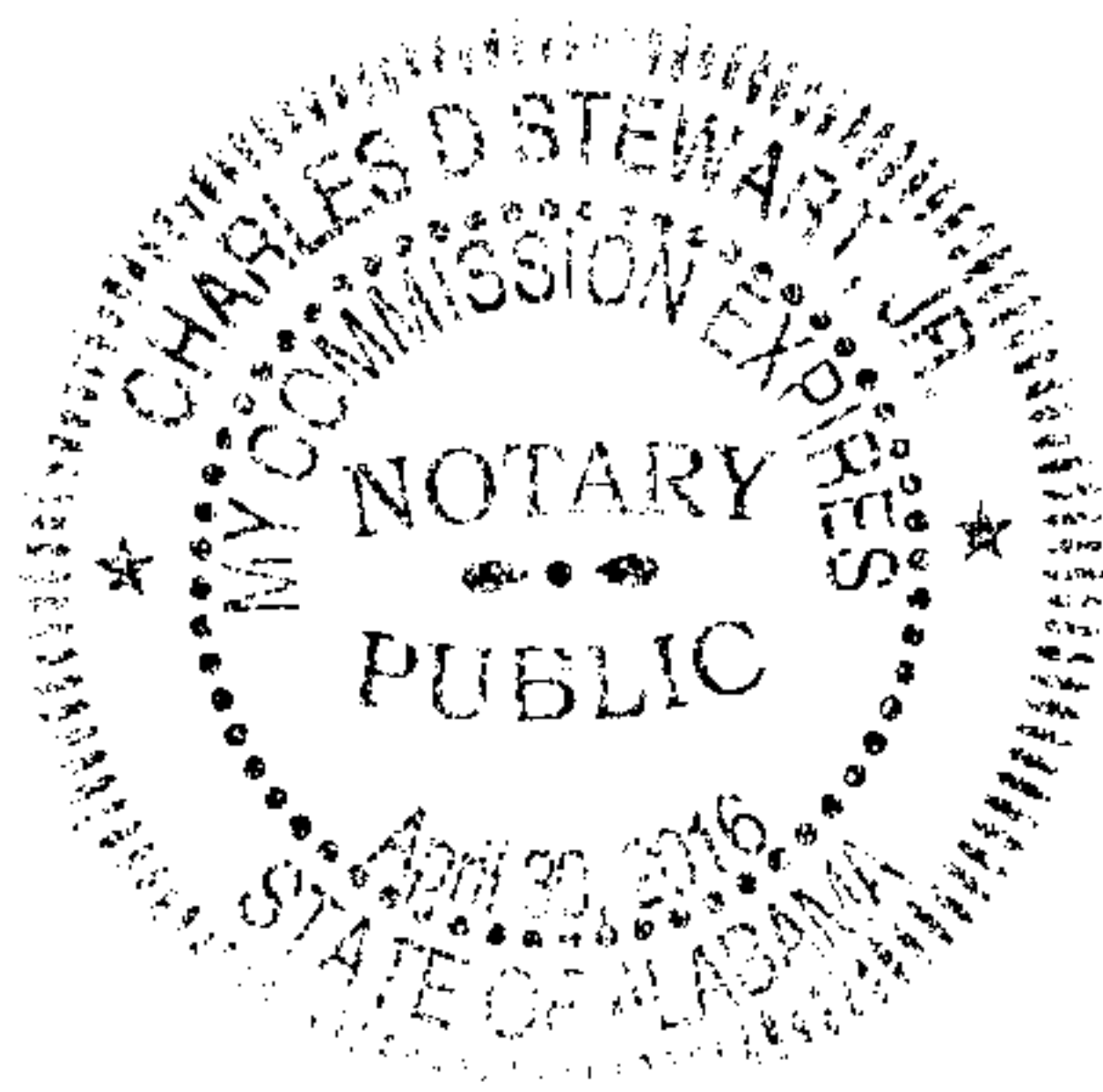
GEORGE YAKE


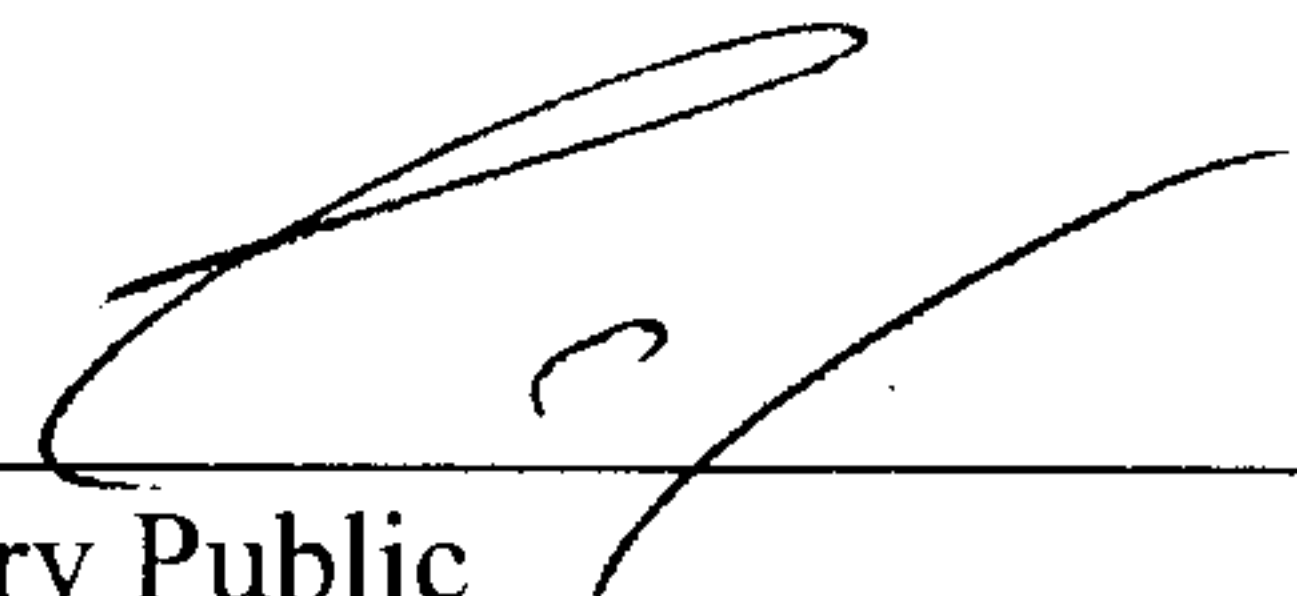
JANICE YAKE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE YAKE and JANICE YAKE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2014.





Notary Public
Print Name:
Commission Expires: 4-30-16