

This instrument was prepared by:  
(Name) William H. Halbrooks, Attorney  
(Address) #1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
(Name) Anne Stanton  
(Address) 2124 Christina Cove  
Hoover, AL 35244  
(Also Property address)

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of  
Two Million One Hundred Twenty-Five Thousand and No/100 (\$2,125,000.00) Dollars  
As evidenced by closing statement.

and other good and valuable consideration to the undersigned  
Terry W. Johnson and Sheron Johnson, Husband and Wife (Grantor),  
(Whose address is 1354 Saddlecreek Parkway, Birmingham, AL 35242  
in hand paid by Anne Stanton (Grantee),  
(Whose address is the property address)

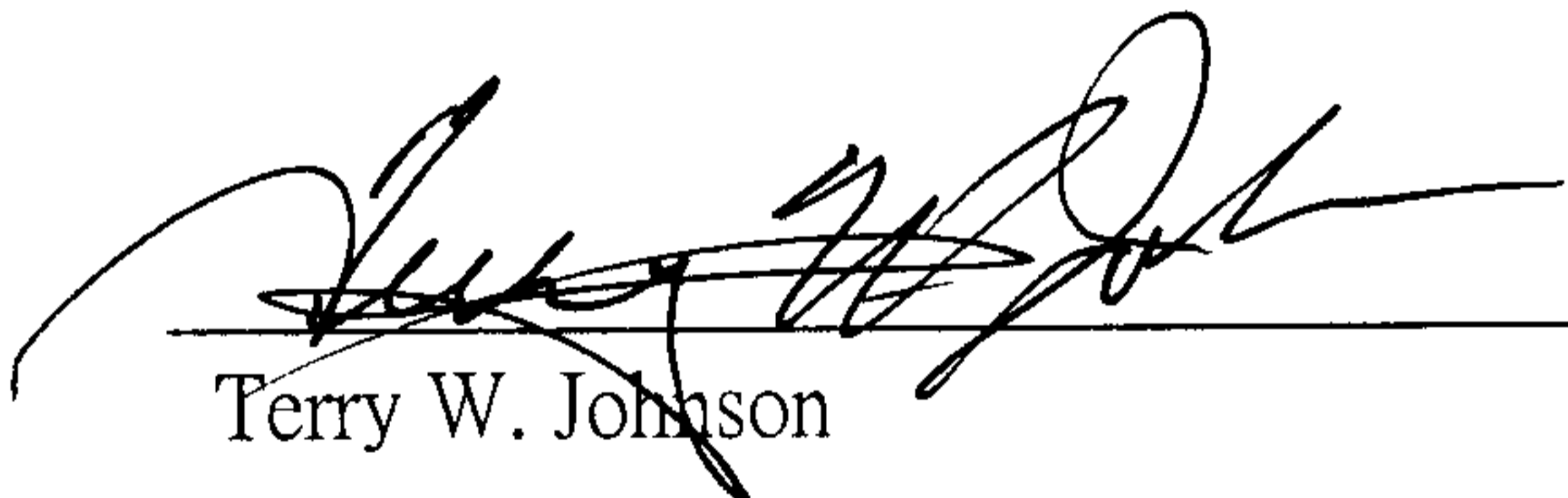
the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents  
grant, bargain, sell and convey unto the said Grantee the following described real estate situated  
in Shelby County, Alabama, to wit:


See attached Exhibit "A" for legal description of the property which is incorporated  
herein for all purposes.

\$ 1,700,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this  
16th day of January, 2015.

 (Seal)  
Terry W. Johnson

 (Seal)  
Sheron Johnson

Shelby County, AL 01/29/2015  
State of Alabama  
Deed Tax: \$425.00

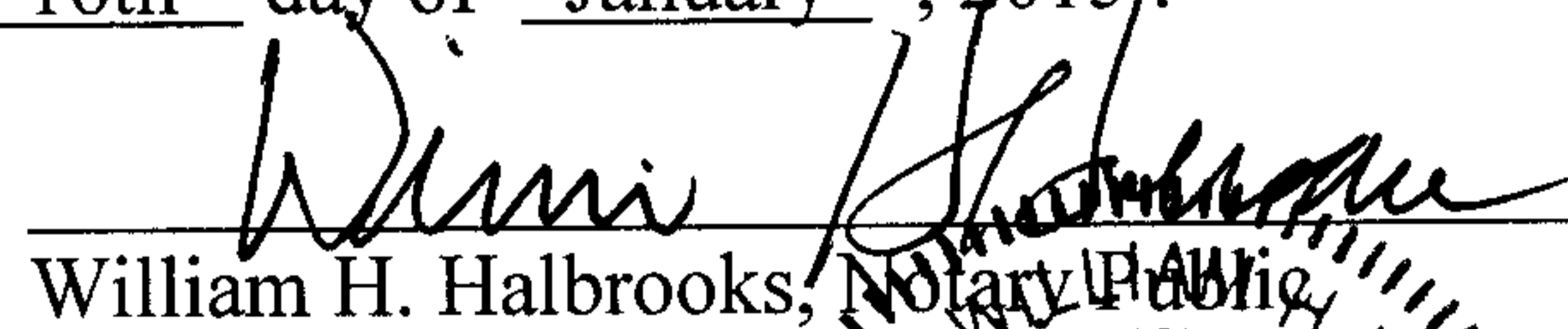
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

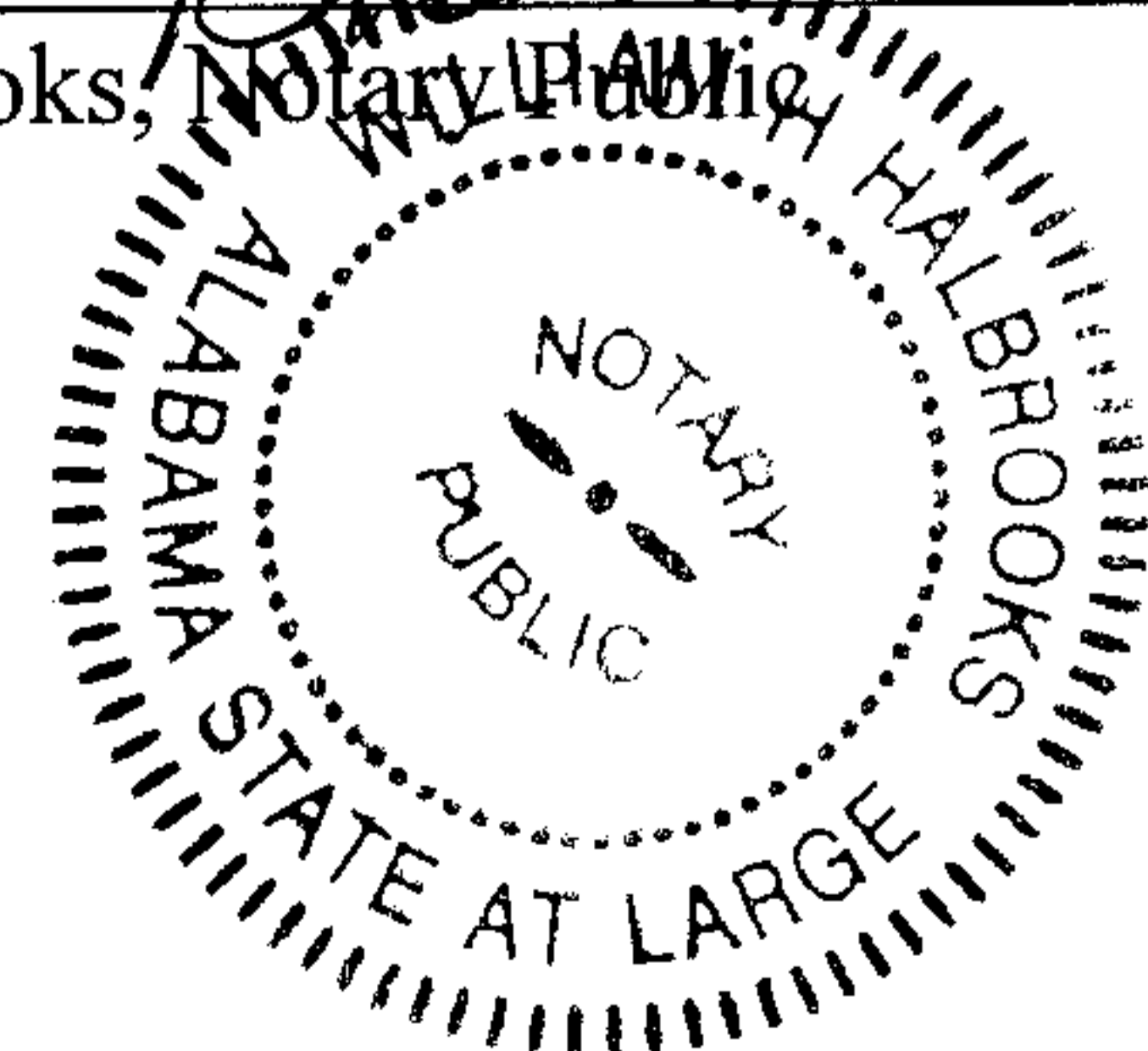
General Acknowledgment


I, the undersigned Notary Public in and for said County in said State, hereby certify that,  
Terry W. Johnson and Sheron Johnson whose names are signed to the foregoing conveyance,  
and who are known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 2015.

My Commission Expires: 4/21/16

  
William H. Halbrooks, Notary Public



  
20150129000030540 1/2 \$442.00  
Shelby Cnty Judge of Probate, AL  
01/29/2015 11:56:09 AM FILED/CERT

**EXHIBIT A**

**LEGAL DESCRIPTION AND PERMITTED ENCUMBRANCES**

Lot 46, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the 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 of the Land and not shown by the Public Records.
5. Any mining or mineral rights leased, granted or retained by current or prior owners.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records
7. Taxes or assessments for 2015 and subsequent years not yet due and payable.
8. Easements, restrictions and setback lines as shown on recorded map.
9. Restrictions and covenants appearing of record in Miscellaneous Book 2, Page 298; Miscellaneous Book 16, Page 768; Miscellaneous Book 69, Page 582; Real Volume 182, Page 01, and Real Volume 257, Page 3.
10. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160, Page 495.
11. Notice of Permitted Land Uses as recorded in Real 160, Page 492.
12. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 104, Page 213.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140; Deed Book 4, Page 542, and Deed Book 259, Page 635.
14. Lake Ownership and Maintenance Agreement as recorded in Miscellaneous Book 7, Page 771.
15. Notice to the insured is hereby given that the recorded subdivision map as recorded in Real 257, Page 3, contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for same.
16. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real 290, Page 996 and Real 365, Page 395.
17. Flood easement as recorded in Deed Book 284, Page 881.
18. Restrictions, covenants and conditions and release of damages as set forth in Real 291, Page 922. (Lot 46 only)
19. Restrictions, covenants and conditions as set out in Real 257, Page 3, including restrictions as to ingress and egress by any street that is over and upon what is now dedicated and known as Southlake Parkway.
20. Right of way granted to the Water Works and Sewer Board of the City of Birmingham as recorded in Real 261, Page 829.
21. Riparian and other rights created by the fact that the subject property fronts on Indian Valley Lake.