

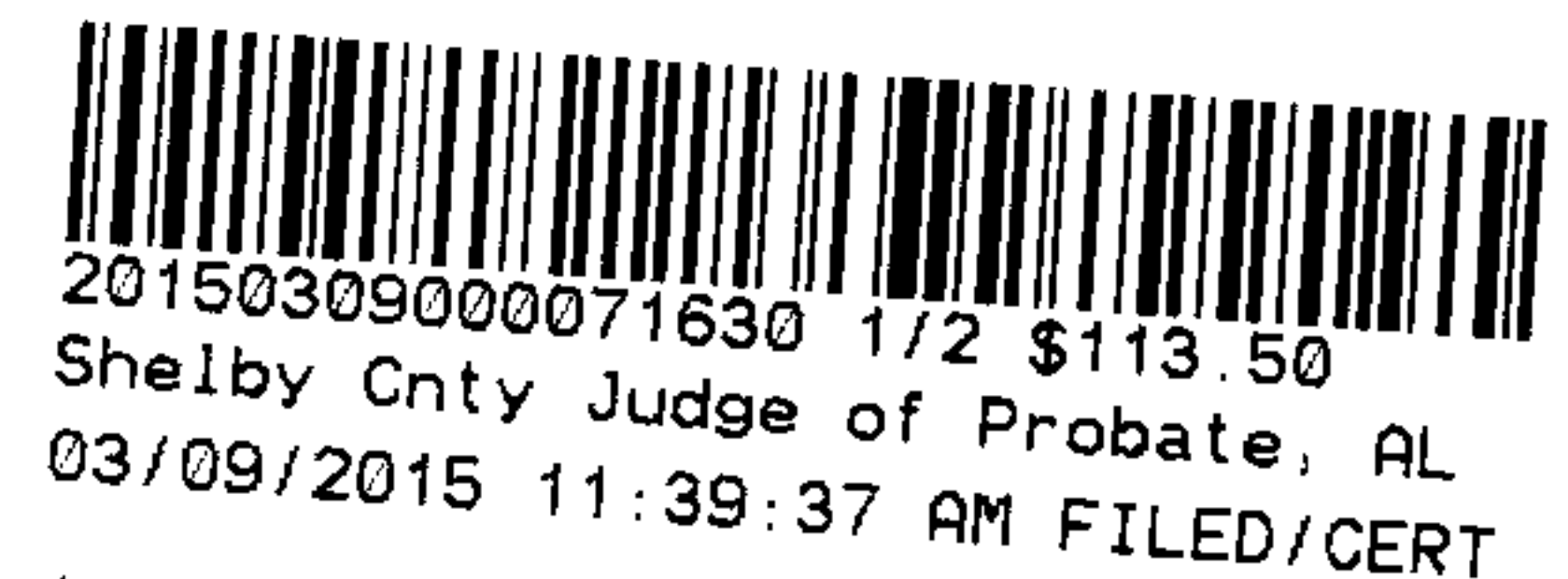
Send tax notice to:
TONY JASON BURTON
136 Brookshire Lane
Pelham, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

2015079T

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Two Thousand and 00/100 Dollars (\$482,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JEREMY L. BRYAN and BETH C BRYAN, HUSBAND AND WIFE **whose mailing address** is: 204 Stetson Lane, Alabaster, AL 35007 (hereinafter referred to as "Grantors") by TONY JASON BURTON and LESLEY CHIASSON BURTON **whose mailing address** is: 136 Brookshire Lane, Pelham, AL, 35124 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 7, according to the Survey of Brookshire, 2nd Sector, as recorded in Map Book 16, Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. Taxes for the year 2015 and subsequent years, which are not yet due and payable.
3. Subject to all matters as set forth as shown on the plat as recorded in Map Book 16, Page 65 of the Probate Records of Shelby County, Alabama.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records Articles of Incorporation recorded in Official Records Document No 19911126000348450, of the Probate Records of Shelby County, Alabama.
5. Articles of Dissolution Instrument recorded in Official Records Instrument 1992-15033, of the Probate Records of Shelby County, Alabama.
6. Articles of Incorporation of Brookshire Second Sector Homeowners' Association, Inc., recorded 11/26/1991, in Official Records Book 45, Page 621, of the Probate Records of Shelby County, Alabama.


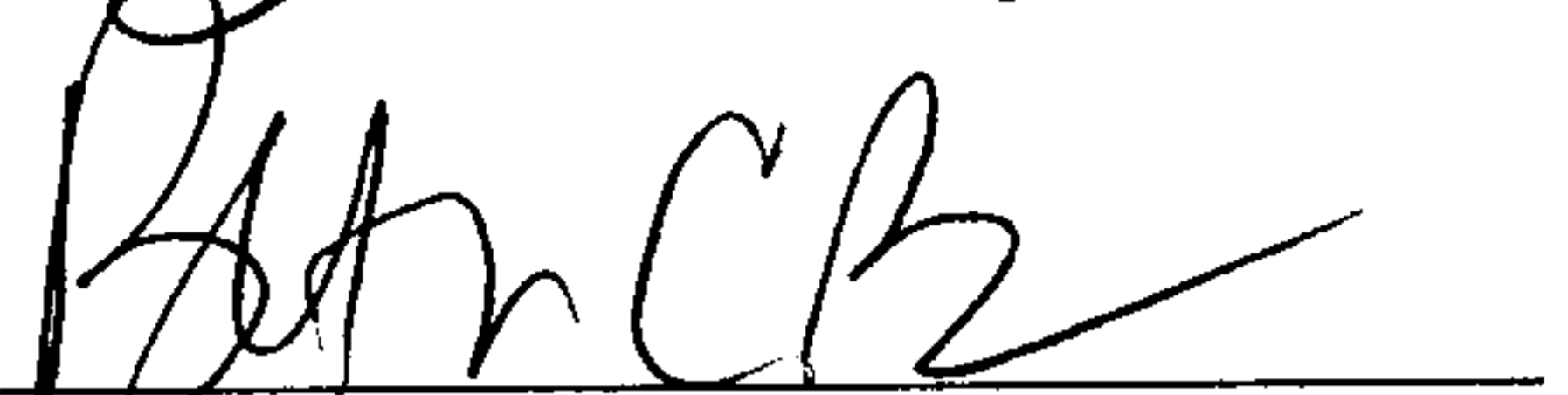
7. Articles of Dissolution Pursuant to Section 10-3A-144, Alabama Code of 1975, recorded 07/24/1992, in Official Records Instrument 1992-15033, of the Probate Records of Shelby County, Alabama.
8. Statement of Intent to Dissolve by Written Consent of Directors recorded 07/24/1992, in Official Records Instrument 1992-15032, of the Probate Records of Shelby County, Alabama.
9. Easement, Overhead and Underground recorded 11/14/1992, in Official Records Instrument 1999-26826, of the Probate Records of Shelby County, Alabama.
10. Easement granted to South Central Bell recorded 05/25/1993, in Official Records Instrument 1993-15091, of the Probate Records of Shelby County, Alabama
11. Deed at Instrument 1992-12762 references Transmission Line permit in Deed Book 127, Page 397 - unable to locate the same; provided copy of deed referencing said permit, of the Probate Records of Shelby County, Alabama.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 19911126000349050, Book 374, Page 734, Document No 19920701000127591, Document No 19920701000127691, Instrument 1992-12759, Instrument 1992-13469, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

\$385,600.00 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 24th day of February, 2015.

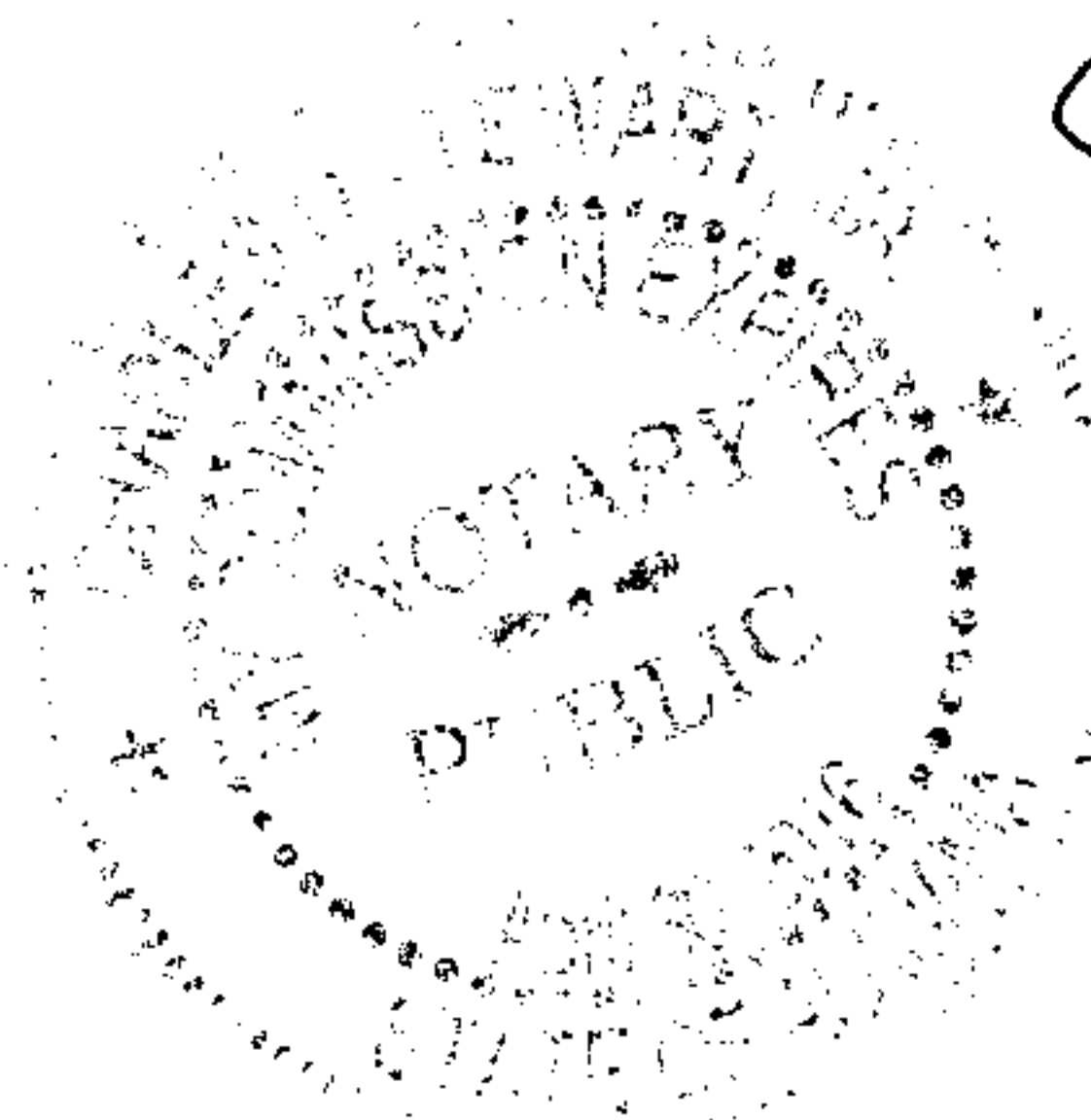
20150309000071630 2/2 \$113.50
Shelby Cnty Judge of Probate, AL
03/09/2015 11:39:37 AM FILED/CERT


JEREMY L. BRYAN

BETH C. BRYAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEREMY L. BRYAN and BETH C. BRYAN whose name(s) is/are signed to the foregoing instrument, and who is/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 24th day of February, 2015.



Notary Public
Print Name: 
Commission Expires: 03-16