


Send tax notice to:  
SARAH D. BIRD  
138 MERIMEADOWS DRIVE  
CALERA, AL 35040

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

2015214

**WARRANTY DEED**

  
20150424000133460 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
04/24/2015 12:21:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$113,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, F. GRANT SASSER and JUSTINA R. SASSER F/K/A JUSTINA R. DAVIDSON, HUSBAND AND WIFE **whose mailing address** is: 409 TUSCANY CIRCLE, CHELSEA, AL 35043 (hereinafter referred to as "Grantors") by SARAH D. BIRD and JORDAN T. SMITH, SINGLE INDIVIDUALS **whose mailing address** is: 138 MERIMEADOWS DRIVE, CALERA, AL, 35040 (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 68, ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER PHASE 1, SECOND ADDITION, AS RECORDED IN MAP BOOK 34, PAGE 92, IN THE PROBATE OFFICE OF 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. 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.
3. RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND.
4. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
5. TITLE TO ALL MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO AS EXCEPTED IN INSTRUMENT #2000-16364, IN PROBATE OFFICE.
6. 20 FOOT BUILDING SET BACK LINE FROM MEADOWS DRIVE WITH AN 8' UTILITY EASEMENT INSIDE SAID SET BACK LINE AS SHOWN ON RECORDED MAP.
7. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #2005027000060630 AND AS SHOWN ON RECORDED MAP.

Shelby County, AL 04/24/2015  
State of Alabama  
Deed Tax: \$2.50

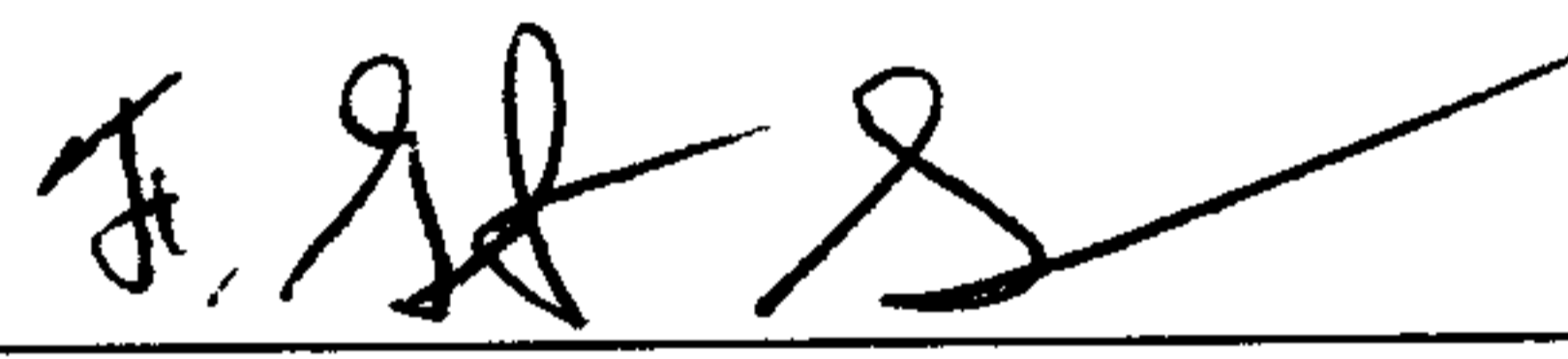
8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #2001-9965; INSTRUMENT #20040910000506040; AND INSTRUMENT #20040910000506050, IN PROBATE OFFICE.
9. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 482; DEED BOOK 123, PAGE 50; AND DEED BOOK 148, PAGE 284 IN PROBATE OFFICE.
10. EASEMENT TO CITY OF CALERA AS RECORDED IN DEED BOOK 349, PAGE 429 IN PROBATE OFFICE.
11. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 132, PAGE 164, IN PROBATE OFFICE.

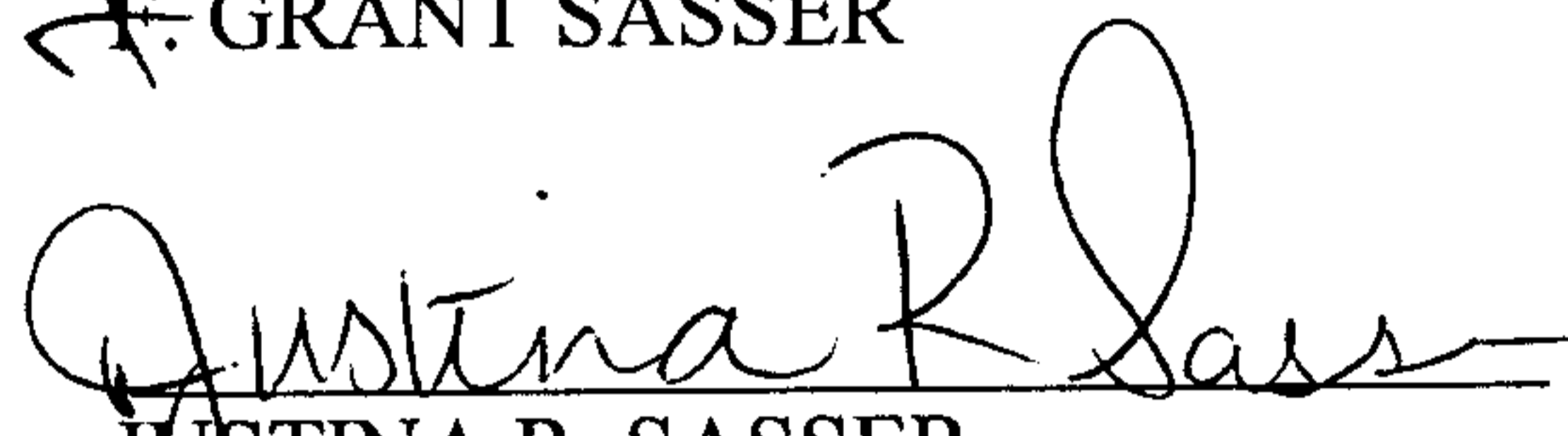
\$111,443.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

JUSTINA R. DAVIDSON AND JUSTINA R. SASSER ARE ONE AND THE SAME PERSON.

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 10th day of April, 2015.

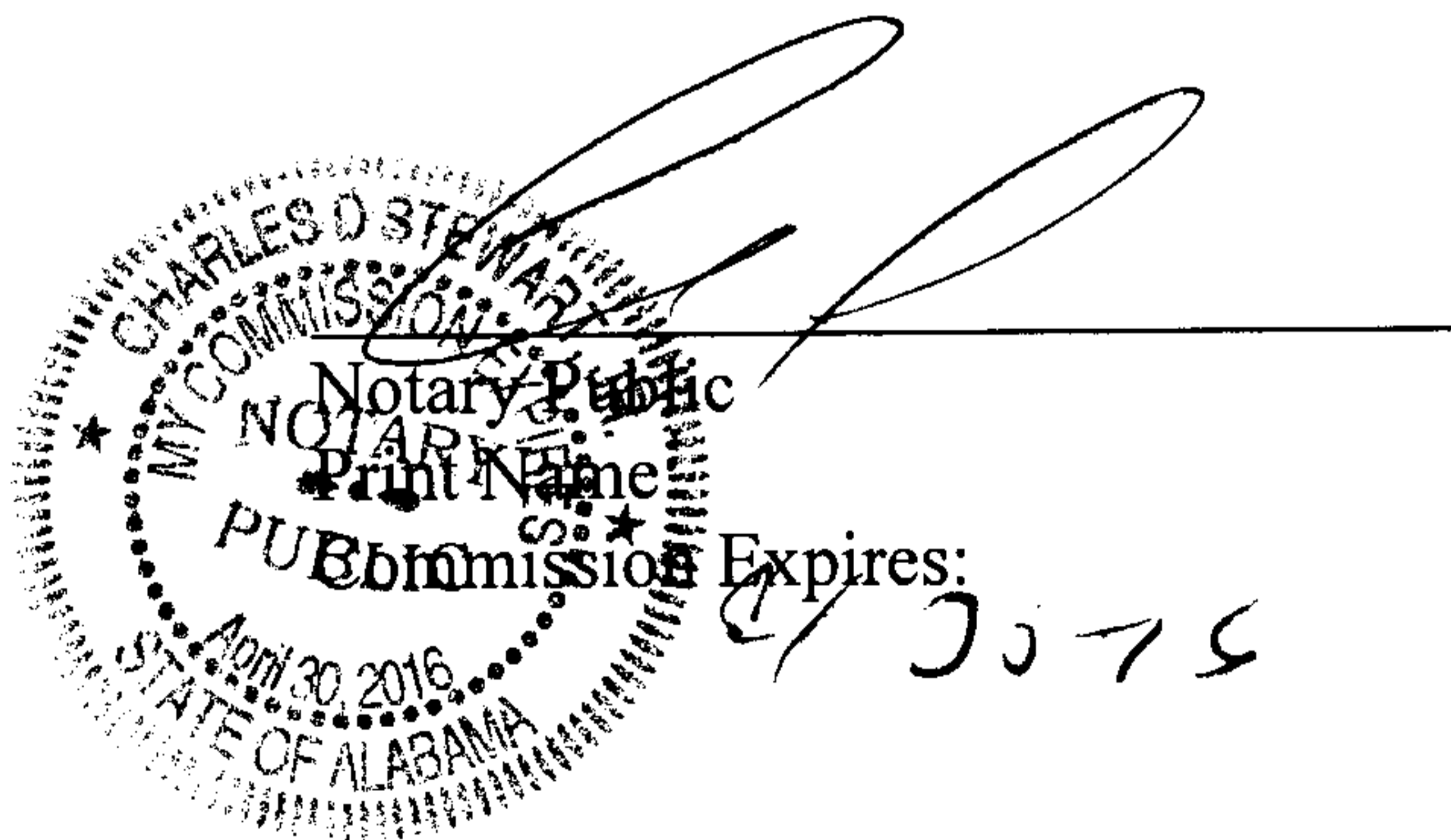
  
 \_\_\_\_\_  
 F. GRANT SASSER


  
 \_\_\_\_\_  
 JUSTINA R. SASSER

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. GRANT SASSER and JUSTINA R. D. SASSER 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 10th day of April, 2015.

  
 \_\_\_\_\_  
 Notary Public  
 Print Name  
 My Commission Expires: 4/30/2016  
 STATE OF ALABAMA

  
 20150424000133460 2/2 \$19.50  
 Shelby Cnty Judge of Probate, AL  
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