

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020


SEND TAX NOTICE TO:
Nicholas Smith
192 Grey Oaks Court
Pelham, AL 35124

File #0716-03

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**


20160927000354430 1/2 \$100.50
Shelby Cnty Judge of Probate, AL
09/27/2016 12:56:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Three Hundred Ninety-Eight Thousand Three Hundred Ninety-One and 47/100 Dollars (\$398391.47), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donovan Builders, LLC, A. Vincent Brown, Jr. as its Authorized Agent, whose mailing address is 3590-B, Highway 31 South, PMB #178, Pelham, Alabama 35124, is (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Nicholas Smith and wife, Tina Nicole Smith, whose mailing address is 1410 Mystic Ridge Pl., Cumming, Georgia 30040, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 192 Grey Oaks Court, Pelham, Alabama 35124, to-wit:

Lot 275, according to the Survey of Grey Oaks Sector 2 Phase 2, as recorded in Map Book 45, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. 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.
 - e. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2016 and subsequent years.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. 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 insured herein.
6. Restrictions appearing of record in Inst. No. 2008-30129, Amended in Inst. No. 2014-15970, and Amended in Inst. No. 2013-31587.
7. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-13008; Inst. No. 2007-51640, Deed Book 131 Page 411; Deed Book 127 page 440; Inst. No. 2007-51638; Inst. No. 2007-51639 and Inst. No. 2007-51767.
8. Easement right of way recorded in Inst. No. 2005-15287.
9. Right-of-way granted to BellSouth recorded in Inst. No. 2007-38895.
10. Right-of-way granted to Shelby County, Alabama as recorded in Deed Book 180, Page

11. Right-of-way granted to Colonial Pipe Line, as recorded in Deed Book 225, Page 173.
12. Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T" page 655.
13. Right of way granted to Atlantic Birmingham & Atlantic Railroad by Deed Book 40 Pages 106 and 108.
14. Reservation of rights of way for South and North Alabama Railroad or L&N Railroad Company recorded in Deed Book 67, page 132.
15. Easement from Kimberly-Clark Corporation to Mrs. W. H. Walton dated August 19, 1974 and recorded in Deed Book 311 Page 414.
16. Gas Utility Facilities Easement between Kimberly-Clark Corporation and Alabama Gas Corporation dated December 14, 1992 and recorded as Instrument 1993-38321.

\$316000 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Donovan Builders, LLC, A. Vincent Brown, Jr. as its Authorized Agent, have hereunto set my (our) hand(s) and seal(s) this 6th day of July, 2016.

DONOVAN BUILDERS, LLC

By: A. Vincent Brown, Jr.

Its: Authorized Agent

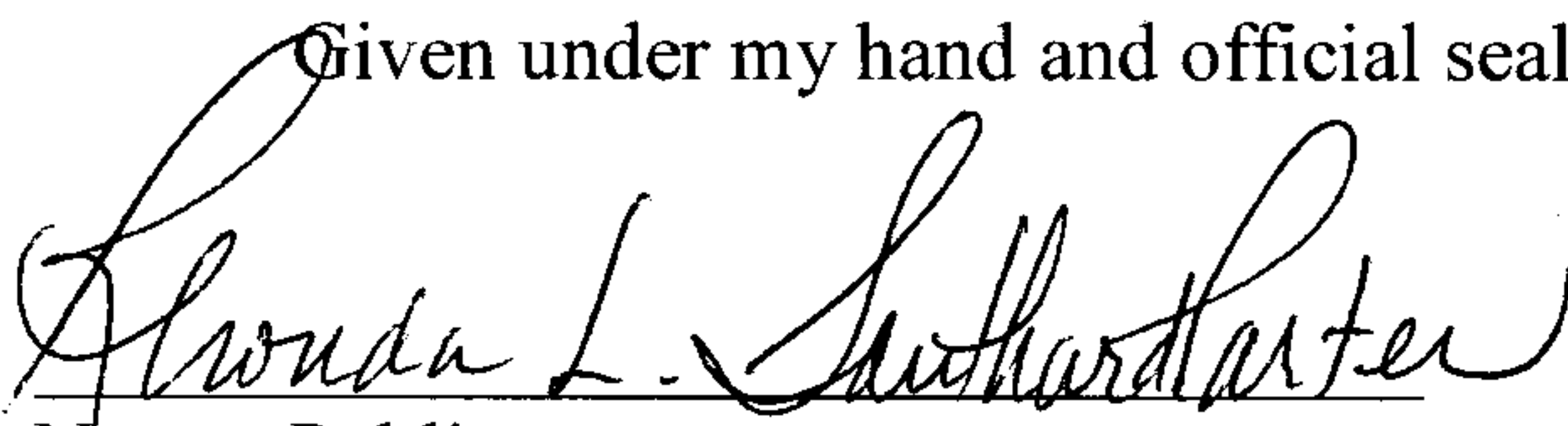
(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

20160927000354430 2/2 \$100.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donovan Builders, LLC, A. Vincent Brown, Jr. as its Authorized Agent, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY in his capacity as such Authorized Agent, of said County, in said State, hereby certify that A. Vincent Brown, Jr. executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2016.


Notary Public

My commission expires: 09/20/2019