

I certify this is a true and certified copy of an original deed which was drafted by my office on May 31, 2017. This copy is being recorded in place of the original which is lost.

This instrument was prepared by:

A. Vincent Brown, Jr., Esq.  
510 18th Street North  
Bessemer, AL 35020

SEND TAX NOTICE TO:

Mark A. Calejari  
159 River Valley Road  
Helena, AL 35080

File #0517-19

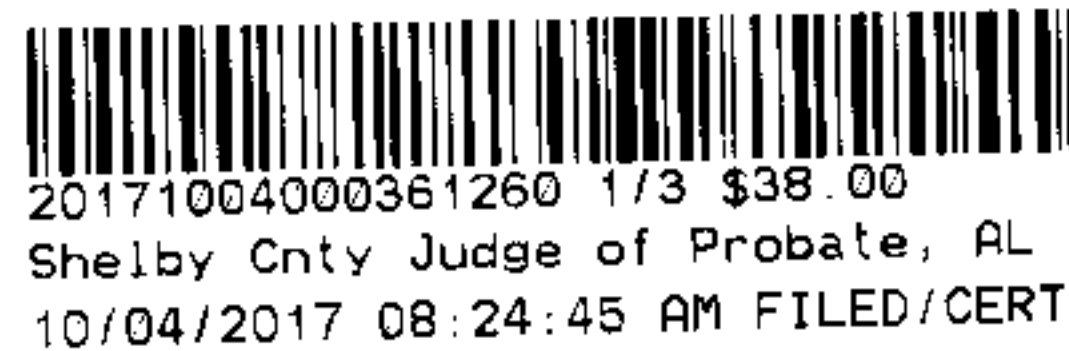
Source of Title:

Warranty Deed recorded in Instrument 20050927000501130

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**



19.00  
17.50  
36.00

**KNOW ALL MEN BY THESE PRESENTS:**

That in Consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335000), 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, Ellis D. Bingham and Tatiana Bingham, husband and wife, whose mailing address is 159 River Valley Road, Helena, Alabama 35080 is (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Mark A. Calejari and Rhonda G. Parker, whose mailing address is 146 Big Oak Drive, Maylene, Alabama 35114, (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 159 River Valley Road, Helena, AL 35080, to-wit:

Lot 609, according to the Map and Survey of Final Plat of Riverwoods, Sixth Sector, recorded in Map Book 32, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 10/04/2017  
State of Alabama  
Deed Tax: \$17.00

**SUBJECT PROPERTY IS 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. All taxes for the year 2017 and subsequent years, a lien not yet due and payable.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements or claims of easements, not shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
9. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of Riverwoods, Sixth Sector recorded in Map Book 32, page 140, in the Office of the Judge of Probate of Shelby County, Alabama.
10. 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 or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. Covenants, conditions and restrictions as recorded in Instrument #2002-7338 and Instrument #20061025000526430.

12. Right-of-way to Alabama Power Company recorded in Instrument #20040102000000380; Instrument #20051101000566730 and Instrument #20040629000355340.
13. Amended and Restated Riverwoods Covenants, Conditions and Restrictions recorded in Instrument #20070917000435160.
14. Relocation of CP Ground Bed Agreement recorded in Instrument #20050808000404150.
15. Right of Way for railroad recorded in DT, Page 655; Deed Book 11, Page 344; Deed Book 311, Page 301 and Deed Book 311, Page 297.
16. Easement for Southern Natural Gas recorded in Instrument #2001/54741.
17. Easement as recorded in Instrument #20030814000535930.
18. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument #20051012000530710.
19. Articles of Incorporation of Riverwoods Association, Inc. as recorded in Instrument #20020731000356160.
20. By-Laws of Riverwoods Association, Inc. as recorded in Instrument #20020731000356170.

\$318250 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), Ellis D. Bingham and Tatiana Bingham, husband and wife, have hereunto set my (our) hand(s) and seal(s) this 31st day of May, 2017.

20171004000361260 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
10/04/2017 08:24:45 AM FILED/CERT

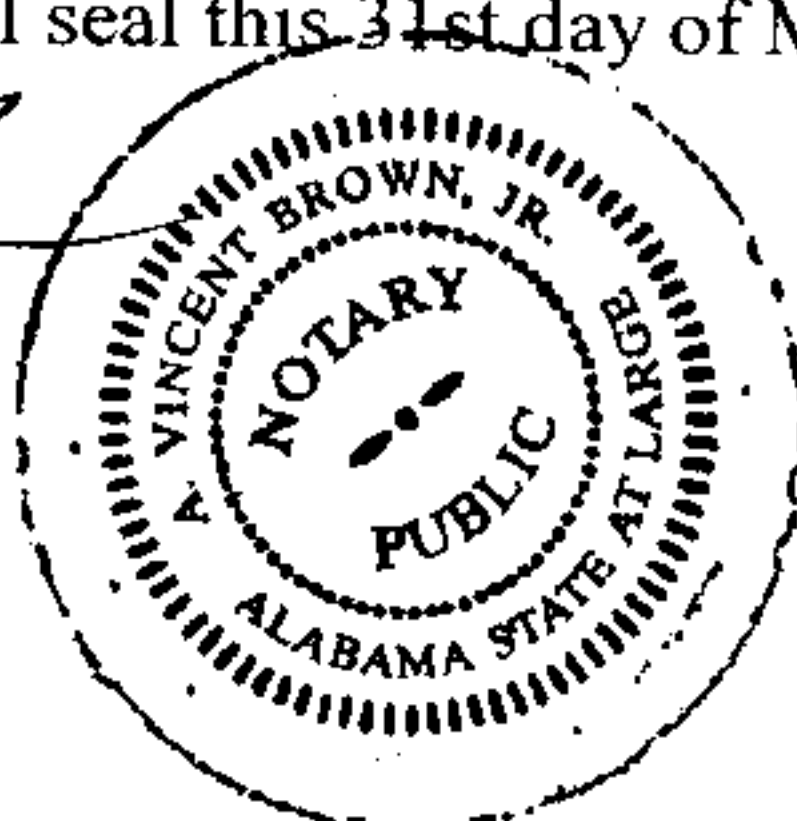
Ellis D. Bingham (SEAL)  
Tatiana Bingham (SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellis D. Bingham and Tatiana Bingham, husband and wife, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2017.

Notary Public  
My commission expires: 11/29/2019




STATE OF ALABAMA )

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Lot 609, according to the Map and Survey of Final Plat of Riverwoods, Sixth Sector, recorded in Map Book 32, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.**

  
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