

13064

20050824000436780 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
08/24/2005 03:08:26PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

THOMAS BLAKE RAY
2052 STONE BROOK DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND DOLLARS and 00/100 (\$174,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CATHY B. DUBE, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS BLAKE RAY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18A ACCORDING TO THE SURVEY OF STONE BROOK FIRST SECTOR AS RECORDED IN MAP BOOK 13, PAGE 135 A AND B, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

SUBJECT TO:

TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

25 FOOT BUILDING SETBACK LINE ALONG STONE BROOK DRIVE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.

20 FOOT EASEMENT ON WESTERLY LOT LINE; 10 FOOT EASEMENT ALONG REAR LOT LINE BOTH AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.

RESTRICTIVE AGREEMENT AS SET OUT IN REAL VOLUME 220 PAGE 339 AND ATTACHED AS EXHIBIT C THERETO.

EASEMENT FOR SANITARY SEWER LINE AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN REAL VOLUME 194, PAGE 1 REAL VOLUME 194, AGE 43 AND REAL BOOK 265, PAGE 522.

RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL BOOK 207, PAGE 380.

RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 327, PAGE 553 AND DEED BOOK 32, PAGE 183 TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.

DECLARATION OF PROTECTIVE COVENANTS AS SET OUT IN REAL VOLUME 194, PAGE 54 AND REAL BOOK 288, PAGE 446 AND THE ARTICLES OF INCORPORATION OF STONE BROOK RESIDENTIAL ASSOCIATION INC. IN BOOK 41, PAGE 518 AND THE BY LAWS OF STONE BROOK RESIDENTIAL ASSOCIATION INC IN BOOK 41, PAGE 530.

SEWER LINE EASEMENT AS SET OUT IN REAL VOLUME 107, PAGE 976.

RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 270, PAGE 83.

EASEMENT TO WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM IN REAL VOLUME 265, PAGE 522.

RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 288, PAGE 446-462 INCLUSIVE; REAL VOLUME 298, PAGE 884 AND 903; REAL VOLUME 335, PAGE 542 AND INSTRUMENT 1993/11895 (REAL VOLUME 288, PAGE 446-462).

AGREEMENT IN FAVOR OF ALABAMA POWER COMPANY IN REGARD TO UNDERGROUND RESIDENTIAL DISTRIBUTION IN REAL VOLUME 298, PAGE 903.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED 112, PAGE 132, AND 135.

PERMITS TO REAL BOOK 220, PAGE 521 AND 532.

EASEMENTS IN REAL BROOK 335, PAGE 542 AND INSTRUMENT 1992-26819.

\$172,636.00

~~\$172,636.28~~ of the consideration herein was derived from a mortgage closed herewith.



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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CATHY B. DUBE, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of August, 2005.

Cathy B. Dube
CATHY B. DUBE



STATE OF ALABAMA)
COUNTY OF SHELBY)

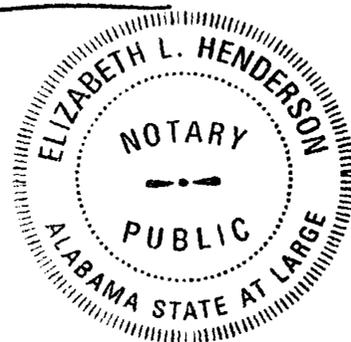
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CATHY B. DUBE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of August, 2005.

[Signature]
Notary Public

My commission expires: 10-2-05



Shelby County, AL 08/24/2005
State of Alabama

Deed Tax: \$1.50