

15492



20070302000093940 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
03/02/2007 08:43:45AM FILED/CERT

Shelby County, AL 03/02/2007  
State of Alabama

Deed Tax:\$9.50

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

BONNIE G. COURVILLE  
215 MEADOW CROFT CIRCLE  
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 SEVEN HUNDRED FIFTY DOLLARS 00/100 (\$174,750.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **KATHRYN C. HARPER, AN UNMARRIED PERSON** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BONNIE G. COURVILLE**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**LOT 15 ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES PHASE II 2ND SECTOR AS RECORDED IN MAP BOOK 22 PAGE 4 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

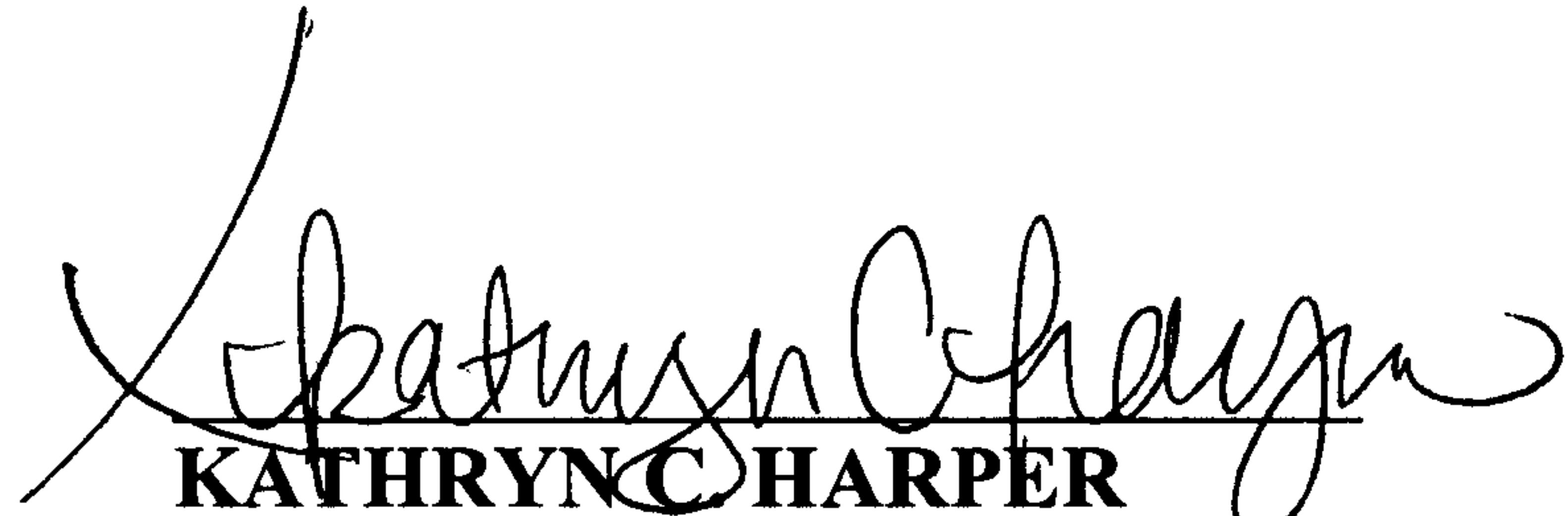
1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OF DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED VOLUME 65 PAGE 34 AND DEED BOOK 28 PAGE 581 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS APPEARING OF RECORD IN BOOK 23 PAGE 621 AND BOOK 81 PAGE 323 AND AMENDED IN BOOK 362 PAGE 930.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 75 PAGE 6409.
5. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF FOUNDATION PARTY WALLS WALKWAYS AND ENTRANCE.
6. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES LIMESTONE FORMATIONS SOIL CONDITIONS OR ANY OTHER KNOW OR UNKNOWN OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 22 PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SEWER EASEMENT AND CONNECTION AGREEMENT AS RECORDED IN REAL BOOK 58 PAGE 365.
8. INSTRUMENT OF DEDICATION FOR SEWER TO CAHABA WATER RENOVATION SYSTEMS INC. AS RECORDED IN BOOK 81 PAGE 352.
9. COVENANTS AGREEMENTS RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE BY LAWS OF THE MEADOW BOOK TOWN HOMES ASSOCIATIONS INC AS RECORDED IN BOOK 30 PAGE 905.

\$139,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.  
\$26,100.00 of the consideration herein was derived from a mortgage closed simultaneously 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, **KATHRYN C. HARPER, AN UNMARRIED PERSON**, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 2007.



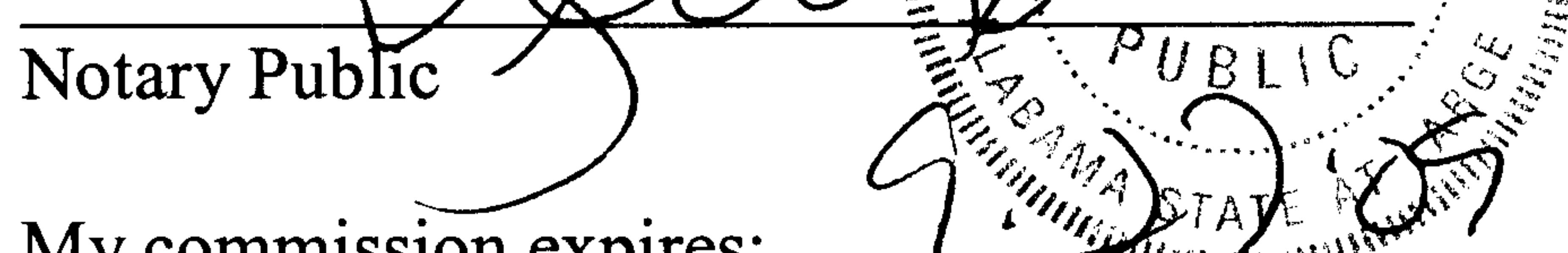
KATHRYN C. HARPER

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KATHRYN C. HARPER, AN UNMARRIED PERSON**, 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 28th day of February, 2007.



Elizabeth L. HENDERSON  
NOTARY  
PUBLIC  
ALABAMA STATE NOTARY  
My commission expires: [redacted]