

Send tax notice to:

CHRISTINA D. MEEKS
148 GRANDE CLUB DRIVE
MAYLENE, AL, 35114

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2008774

Shelby County, AL 11/26/2008
State of Alabama

Deed Tax: \$52.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) in hand paid to the undersigned, RONALD E. MEYER, JR., an unmarried man (hereinafter referred to as "Grantor") by CHRISTINA D. MEEKS (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 22, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 3RD ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

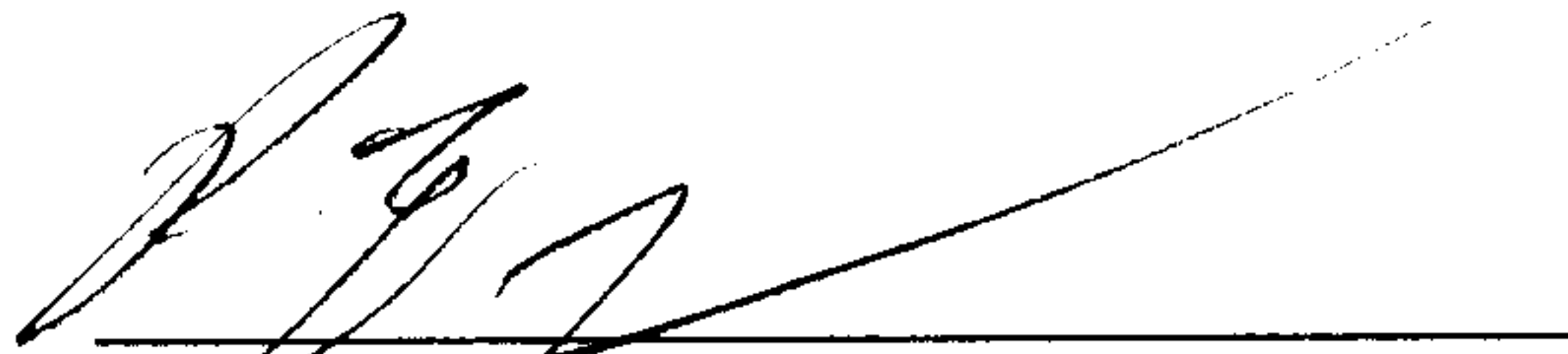
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. DECLARATION OF PROTECTIVE COVENANTS IN INSTRUMENT NUMBER 1995-5892, AMENDED IN INSTRUMENT NUMBER 1995-28543 AND SUPPLEMENTED IN INSTRUMENT NUMBER 1996-339 AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT NUMBER 20040223000092860.
4. RELEASE OF DAMAGES AND AGREEMENT REGARDING STORM WATER RUNOFF AS SET OUT IN INSTRUMENT NUMBER 1996-26129.
5. ARTICLES OF INCORPORATION OF GRANDE VIEW ESTATES HOMEOWNER'S ASSOCIATION IN INSTRUMENT NUMBER 1995-05890, ALONG WITH BY-LAWS RECORDED IN INSTRUMENT NUMBER 1995-05891.
6. RESTRICTIONS AS SHOWN ON RECORD MAP(S).
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 325, PAGE 546.

\$88,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantee, 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 7th day of November, 2008.


RONALD E. MEYER, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD E. MEYER, JR., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2008.



Notary Public

Name: 

Commission Expires: 

4-13-12