



20090317000098270 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/17/2009 02:13:44PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jonathan Green, Esq.
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216

SEND TAX NOTICE TO:

Hugh Douglas Ezelle, II
479 Reach Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

(without survivorship)

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration, the undersigned, **Terri R. Harper and Hugh D. Ezelle, Jr., A/K/A Hugh Douglas Ezelle, II**, as Heirs and Personal Representatives of the Estate of **Hugh Douglas Ezelle, Sr., A/K/A Doug Ezelle, A/K/A Hugh Douglas Ezelle**, deceased, a widower, (herein referred to as Grantor, whether one or more), does grant, bargain, and convey unto **Hugh Douglas Ezelle, II**, a single man (herein referred to as Grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 8, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30 page 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000-9755, recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Also known as: 479 Reach Drive, Birmingham, Alabama 35242

Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and easements of record;
2. 2009 ad valorem taxes, a lien, but not yet due and payable;
3. Any mineral and mining rights not owned by the Grantor;
4. Rights of parties in possession of any or all of the described real estate;
5. **All terms, conditions, restrictions and limitations set forth in that certain Last Will and Testament of Hugh Douglas Ezelle, Sr., A/K/A Doug Ezelle, deceased, that was filed and probated in the Office of the Judge of Probate of Shelby County, Alabama, on or about the 12th day of December, 2006, Case No. PR-2006-000703, incorporated by reference and made a part hereof;**



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6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, whether or not shown by public records;
7. Taxes or assessments which are existing liens; and
8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

NOTE: **Terri R. Harper** and **Hugh D. Ezelle, Jr., A/K/A Hugh Douglas Ezelle, II**, are the sole descendants and sole heirs of **Hugh Douglas Ezelle, Sr., A/K/A Doug Ezelle, A/K/A Hugh Douglas Ezelle** and are the sole descendants of **Bettie Phillips Ezelle**. Both **Terri R. Harper** and **Hugh D. Ezelle, Jr., A/K/A Hugh Douglas Ezelle, II** consent to the distribution of the real property known as **479 Reach Drive, Birmingham, Alabama 35242** to **Hugh Douglas Ezelle, II**, in fee simple.

This statutory warranty deed has been prepared without the benefit of a survey or of a title examination or title binder and all information contained herein has been provided by the Grantor and Grantee.

TO HAVE AND TO HOLD to the said grantee, his/her heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the ____ day of February, 2009.

Terri R. Harper, Personal Representative and
 Heir of the Estate of **Hugh Douglas Ezelle, Sr.,**
A/K/A Doug Ezelle

STATE OF ALABAMA)
Jefferson COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terri R. Harper**, whose name as Personal Representative for the Estate of **Hugh Douglas Ezelle, Sr., A/K/A Doug Ezelle**, Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2009.

Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 23, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Hugh D. Ezelle Jr.
Hugh D. Ezelle, Jr., Personal Representative
and Heir of the Estate of **Hugh Douglas Ezelle,**
Sr., A/K/A Doug Ezelle

STATE OF ALABAMA)
Jefferson COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hugh D. Ezelle**, whose name as Personal Representative for the Estate of **Hugh Douglas Ezelle, Sr., A/K/A Doug Ezelle**, Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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