



20090318000099110 1/2 \$142.00  
Shelby Cnty Judge of Probate, AL  
03/18/2009 09:26:42AM FILED/CERT

Send tax notice to:

SARAH C. GORDON  
1285 GREYSTONE PARC DRIVE  
BIRMINGHAM, AL, 35242

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

2009175

Shelby County, AL 03/18/2009  
State of Alabama

Deed Tax: \$128.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars (\$455,000.00) in hand paid to the undersigned, JANET F. HARRIS AND ROBERT L. HARRIS, Wife and Husband (hereinafter referred to as "Grantors") by SARAH C. GORDON (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 30, ACCORDING TO THE SURVEY OF THE PARC OF GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

JANET F. HARRIS IS ONE AND THE SAME PERSON AS JAN HARRIS.

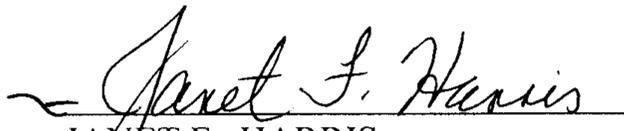
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. BUILDING LINES, RIGHT OF WAYS, ASEMMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
4. 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 OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
5. BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 32, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 20 FOOT STORM DRAINAGE EASEMENT ALONG REAR LOT LINE AS SHOWN ON RECORDED PLAT.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 109, PAGE 504; VOLUME 111, PAGE 403 AND INSTRUMENT NO. 2003-66119.
8. EASEMENT AGREEMENT BY AND BETWEEN DANIEL REALTY COMPANY AND GREYSTONE BRANCH, LLC AS RECORDED IN INSTRUMENT NO. 2002-22977.
9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 317, PAGE 260 AND INSTRUMENT NO. 2003-71152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$327,000.00 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.

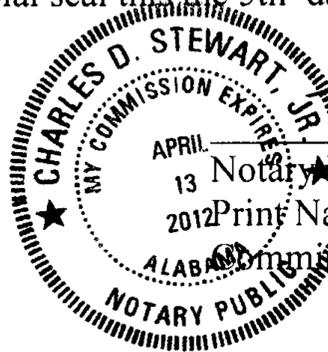
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal  
this the 5th day of March, 2009.

  
\_\_\_\_\_  
JANET F. HARRIS  
  
\_\_\_\_\_  
ROBERT L. HARRIS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JANET F. HARRIS AND ROBERT L. HARRIS, 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 5th day of March, 2009.

  
\_\_\_\_\_  
Charles D. Stewart, Jr.  
f-13-14