

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 02/09/2010
State of Alabama
Deed Tax : \$145.00

#145,000 js

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE THOUSAND and 00/100 DOLLARS (\$1,000.00) and other good and valuable consideration to the undersigned **GEORGE H. SHEEHAN** and wife, **PATRICIA M. SHEEHAN**, herein referred to as Grantors, in hand paid by, **GEORGE H. SHEEHAN** and wife, **PATRICIA M. SHEEHAN**, and **ROBERT P. SHEEHAN** a married man, whose addresses are 1252 Braemer Court, Birmingham, Alabama 35242, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
Property description furnished by Grantor - title not examined.


TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever;

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs, executors, and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 16 day of October, 2009.

George H. Sheehan
George H. Sheehan

Patricia M. Sheehan
Patricia M. Sheehan


20100209000039840 1/3 \$162.00
Shelby Cnty Judge of Probate, AL
02/09/2010 01:07:22 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)


20100209000039840 2/3 \$162.00
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I, the undersigned, a Notary Public in and for said County and State, hereby certify that George H. Sheehan and Patricia M. Sheehan, 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 instrument, they executed the same voluntary on the day the same bears date.

Given under my hand and seal this 16 day of October, 2009.



Notary Public

GRANTEES ADDRESS:

My Commission Expires July 6, 2013

1252 Braemer Court
Birmingham, Alabama 35242

**THIS INSTRUMENT PREPARED
WITHOUT EXAMINATION OF TITLE BY:**

**MORRIS L. SHAW, JR.,
J. Mark Shaw Professional Building
33300 U.S. Highway 280
Childersburg, AL 35044
256-378-3900**

EXHIBIT "A"

20100209000039840 3/3 \$162.00
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Lot 72, according to the Survey of The Haven at Greystone, 2nd Sector, as recorded in Map Book 32, page 96 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement(s) as shown by recorded Map; (3) Sinkhole prone areas as shown by recorded map. Said map recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Deed Book 121, page 294, Deed Book 243, page 828 and Real 261, page 494, in the Probate Office of Shelby County, Alabama; (5) Covenants and agreement for water service recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama; (6) Declaration of Watershed Protective Covenants appearing of record in Instrument 2000-17644 and assignment and assumption recorded in Instrument 2000-20625, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Instrument 20021003000479590, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants appearing of record in Shelby Instrument 1999-50995, re-recorded in Birmingham Instrument 200303/2094, First amendment recorded in Shelby Instrument 2000-4911, re-recorded in Birmingham Instrument 200303/2096, Second Amendment recorded in Shelby Instrument 2000-34390, re-recorded in Birmingham Instrument 200303/2098, Third Amendment recorded in Shelby Instrument 2000-40197, re-recorded in Birmingham Instrument 200303/2099, Fourth Amendment recorded in Shelby Instrument 2001-16407, re-recorded in Birmingham Instrument 200303/2101, Fifth Amendment recorded in Shelby Instrument 2001-48193, re-recorded in Birmingham Instrument 200303/2102, Sixth Amendment recorded in Shelby Instrument 20020823000401390, re-recorded in Birmingham Instrument 200303/2103, Seventh Amendment recorded in Shelby Instrument 20021003000479580, re-recorded in Birmingham Instrument 200303/2104, Eighth Amendment recorded in Shelby Instrument 20030220000107790, re-recorded in Birmingham Instrument 200303/2105, Ninth Amendment recorded in Instrument 20030424000253400, Tenth Amendment recorded in Instrument 20030507000283000, Eleventh Amendment recorded in Instrument 20031023000711510, Twelfth Amendment recorded in Instrument 20031105000735500, in the Probate Office of Shelby County, Alabama; (9) Ground lease recorded in Real 355, page 880; amended by Instrument 1992-4726; further amended by Instrument 1993-3119 and last amended by Instrument 1999-12257, in the Probate Office of Shelby County, Alabama; (10) Easement for Alabama Power recorded in Real 133, page 551, Deed Book 246, page 848 and Real 142, page 188, in the Probate Office of Shelby County, Alabama; (11) Reciprocal Easement Agreement recorded in Instrument 2001-38396, in the Probate Office of Shelby County, Alabama; (12) Restriction as shown on Map Book 31, page 47, in the Probate Office of Shelby County, Alabama.