


STATE OF ALABAMA)
COUNTY OF SHELBY)


20110118000017170 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
01/18/2011 01:43:49 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ninety Thousand and no/100 (\$90,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **BRYANT BANK**, a Corporation, (GRANTOR) does grant, bargain, sell and convey unto **STANLEY B. LEVINE, JR. and MARYNELL M. LEVINE** (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 83, ACCORDING TO THE RESURVEY OF FINAL PLAT, HIGH RIDGE VILLAGE, PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem Taxes due October 1, 2011 and thereafter.
2. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 102, Page 202; Deed Book 108, Page 337; Deed Book 102, Page 200; Deed Book 103, Page 55; Deed Book 187, Page 53; Deed Book 187, Page 61 and Deed Book 232, Page 380.
3. Title to all minerals within and underlying the premises, together with all 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 as recorded in Deed Book 245, Page 600; Deed Book 602, Page 604; Book 93, Page 861; Deed Book 258, Page 811; Deed Book 275, Page 41; Deed Book 291, page 887; Book 116, Page 797; Deed Book 119, Page 83 and Deed Book 224, Page 517.
4. Easements and building line as shown on recorded map.
5. Restrictions appearing of record in Instrument#200440042.
6. Incorporation of High Ridge Village Homeowner's Association, Inc., in Instrument #200440044.
7. Right of Way to Shelby County as recorded in Deed Book 230, Page 220.
8. Grant of easements in Instrument #2000913.
9. *All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Tasco, LLC to Bryant Bank, recorded in Instrument # 20080226000078000, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Bryant Bank, recorded in Instrument # 20100312000073990, in said Probate Office.*

THE GRANTOR HAS CAUSED NO WORK TO BE DONE AT THIS PROPERTY FOR WHICH ANY SUM REMAINS DUE AND OUTSTANDING.

TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 14th day of JANUARY, 2011.

Shelby County, AL 01/18/2011
State of Alabama
Deed Tax: \$90.00



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BRYANT BANK

By: 

RANDALL W. JORDAN

Its EXECUTIVE VICE PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that RANDALL W. JORDAN, whose name as EXECUTIVE VICE PRESIDENT of **BRYANT BANK** 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said BRYANT BANK.

Given under my hand and official seal of office this 14TH day of January, 2011


Notary Public
Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
STANLEY B. LEVINE, JR.
MARYNELL M. LEVINE
1161 LAKE FOREST CIRCLE
BIRMINGHAM, AL 35244