

Send tax notice to:

JOHN McCURDY
315 MILLS WAY
PELHAM, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011041149

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100THS Dollars (\$133,000.00) in hand paid to the undersigned, MATTHEW R. DIMON and LEE ANN BLACK DIMON, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JOHN McCURDY AND BEVERLY WOOLWEAVER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:


Lot 114, according to the Survey of Builder's Group Addition to The Glen at Stonehaven, Phase One, as recorded in Map Book 27, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2010 which constitutes a lien but are not yet due and payable until October 1, 2011.
2. Building setback line of 15 feet reserved from Mills Way as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including 10 feet along rear of lot.
4. Restrictions, limitations and conditions as set out in Map Book 27 page 54, in said Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Volume 225, page 226, in the Probate Office.
6. Easement to Colonial Pipeline, as shown by instrument recorded in Volume 268, page 817 in said Probate Office.
7. Easement to City of Pelham, as shown by instrument recorded in Instrument #1994-7090 in said Probate Office.
8. Restrictions, if any, to be filed for recorded. No restrictions filed for Phase One. Original restrictions for The Glen at Stonehaven recorded in Instrument #2000-1129.

\$129,583.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20110504000135050 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/04/2011 02:04:38 PM FILED/CERT

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22 day of APRIL, 2011.

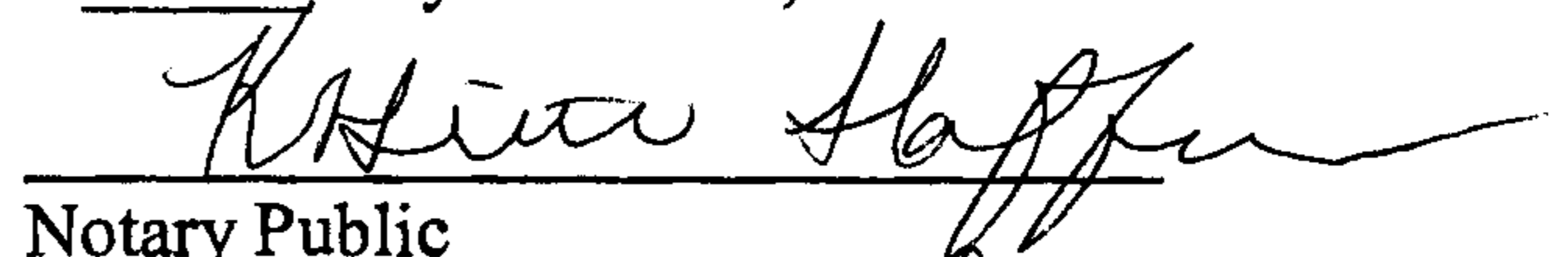

MATTHEW R. DIMON


LEE ANN BLACK DIMON

STATE OF FLORIDA
COUNTY OF DeKal

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MATTHEW R. DIMON AND LEE ANN BLACK DIMON, 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.

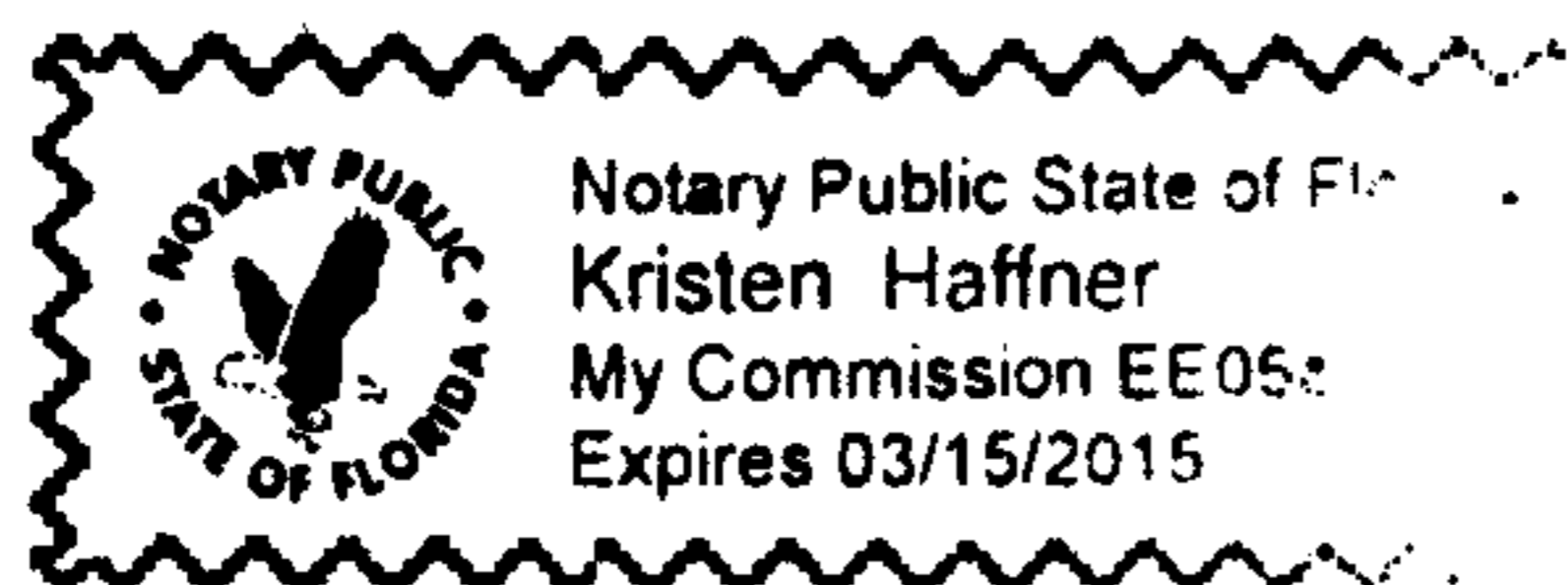
Given under my hand and official seal this the 22 day of APRIL, 2011.




Notary Public

Print Name: Kristen Haffner

Commission Expires: 3-15-15




20110504000135050 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
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