20110607000167740 1/2 \$18.50 Shelby Cnty Judge of Probate, AL 06/07/2011 03:42:24 PM FILED/CERT

## This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantee Address:

John Darby 120 Windsor Ridge Drive Pelham, AL 35124

STATE OF ALABAMA	
<b>COUNTY OF SHELBY</b>	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED SEVEN THOUSAND AND NO/ONE-HUNDRETHS Dollars (\$107,000.00), and other good and valuable consideration paid to the undersigned CAROL KRAL, (FORMERLY KNOWN AS CAROL MEDLOCK), a married woman, and JOHN C. KRAL, husband of Carol Kral, (hereinafter referred to as "Grantors"), do hereby covenant, convey and warrant unto JOHN DARBY, an unmarried man (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in

## SHELBY COUNTY, ALABAMA, to-wit:

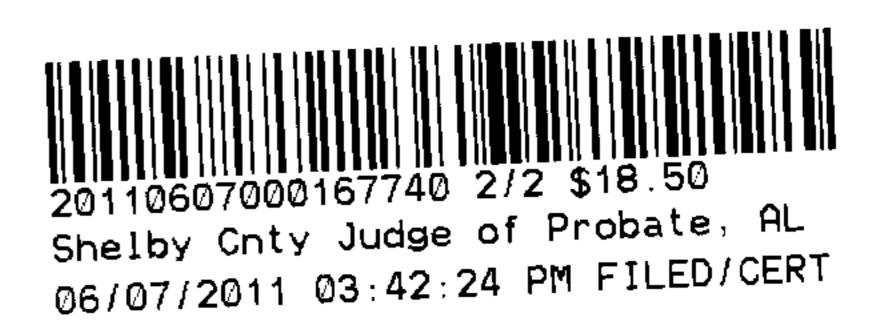
Lot 11, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama.

## Subject to

- 1. All taxes for the year 2011 and subsequent years, not yet due and payable.
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions or record, if any.
- 3. Subject to taxes for the current year which constitute a lien but are not yet due and payable until October 1, 2011.
- 4. Subject to matters and restrictions shown on recorded Map Book 21, Page 68.
- 5. Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-24603.
- 6. Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 315, Page 207, Deed Book 306, Page 390, and Deed Book 179, Page 375.
- 7. Subject to easement(s) to Alabama Power Company as shown by instrument recorded in Instrument No. 1997-15369.
- 8. Subject to right of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
- 9. Subject to Agreement by and between U.S. Pipe and Foundry and Alabama Power Company recorded as Deed Book 264, Page 28.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple, forever.

And the said Grantors do, for Grantors, Grantors' successors and assigns, covenant with the said Grantee, his heirs and assigns, that Grantors are lawfully seized of title in fee simple of



said premises; that the premises are free from all encumbrances, except as set out above, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will and Grantors' successors and assigns shall warrant and defend the same unto the said Grantee, his successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set Grantors' hands and seal this 2nd day of June, 2011.

## **GRANTOR:**

Carol Kral (formerly known as Carol Medlock)

WITH THE WRITTEN CONSENT OF:

Jøhn Kral, husband of Carol Kral

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State and County, do hereby certify that CAROL KRAL (FORMERLY KNOWN AS CAROL MEDLOCK) and JOHN C. KRAL, whose names are each signed to the above and foregoing instrument individually, and who are each known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, they each executed the same voluntarily as each of their own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 2nd day of June, 2011.

C. Ryan Sparks Notary Public, State at Large My Commission Expires: December 18, 2011

NOTARY PUBLIC ROMANIAN PUBLICATION PUBLIC ROMANIAN PUBLICATION PUBLICATION

Shelby County, AL 06/07/2011 State of Alabama Deed Tax:\$3.50