


This instrument prepared by:  
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DAB 11-433

Send Tax Notice to:  
Paul C. Shebs & Lynn Y. Shebs  
416 Crest Drive  
Birmingham, Alabama 35209

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20110809000232960 1/2 \$118.50  
Shelby Cnty Judge of Probate, AL  
08/09/2011 09:54:10 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred three thousand five hundred and No/100 DOLLARS, (\$103,500.00) and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, Julia E. Butler by and through Janet Lane Butler Smith, her attorney in fact, a single woman, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Paul C. Shebs and Lynn Y. Shebs, (herein referred to as GRANTEE(S), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

**Lot 317, according to the amended map of The Village of Stonehaven, Phase 3, First Addition, recorded in Map Book 28, page 27, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Building setback lines and easements as shown on recorded plat.
2. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Shelby County Property Tax Commissioner and/or the Board of Equalization.
3. Flood plain as shown on recorded map.
4. Covenants, conditions, and restrictions as recorded in Instrument number 2001-11351.
5. Right of Way to Colonial Pipeline Co., recorded in Deed Book 268, page 817, Deed Book 223, page 31 and Deed Book 224 page 754.
6. Easement to City of Pelham As recorded in Instrument number 1994-7090
7. Permit to Alabama Power Co. in Deed Book 121 page 409 and in Deed Book 138 page 56
8. Easement and all conditions contained therein to Bellsouth Telecommunications, Inc., as recorded in instrument number 20051212000641650.
9. Covenant for storm water runoff recorded in Instrument 2000-8417.

Seller warrants that Julia E. Butler and Julia Elizabeth Butler are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

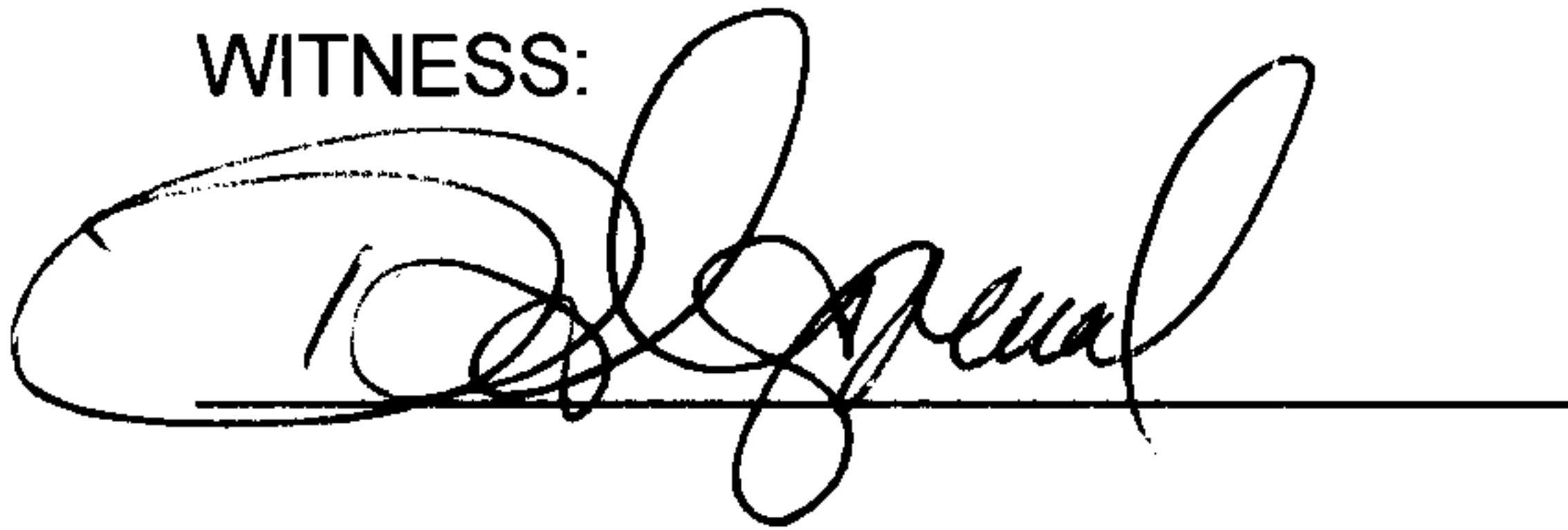
*Handwritten signature: JEB by JBS*

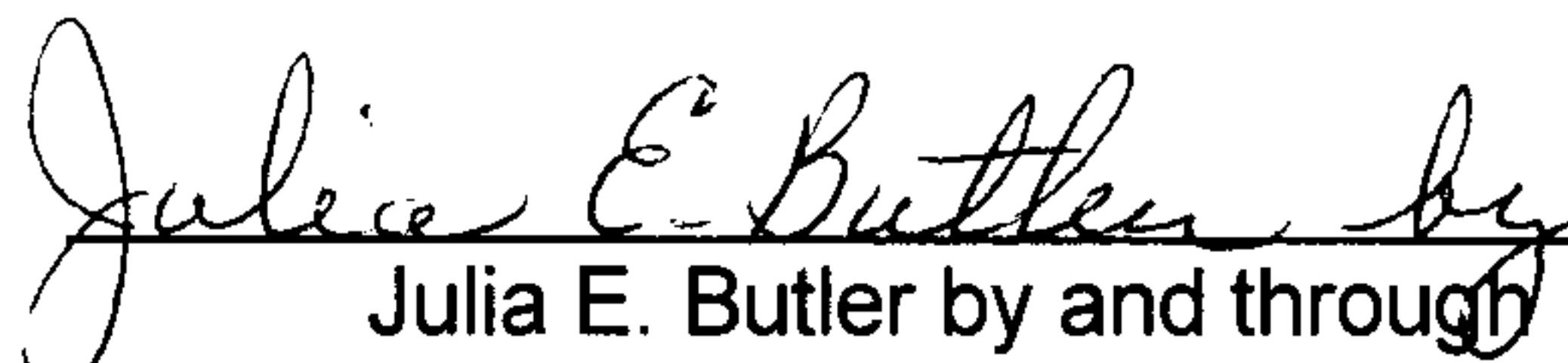
Shelby County, AL 08/09/2011  
State of Alabama  
Deed Tax: \$103.50

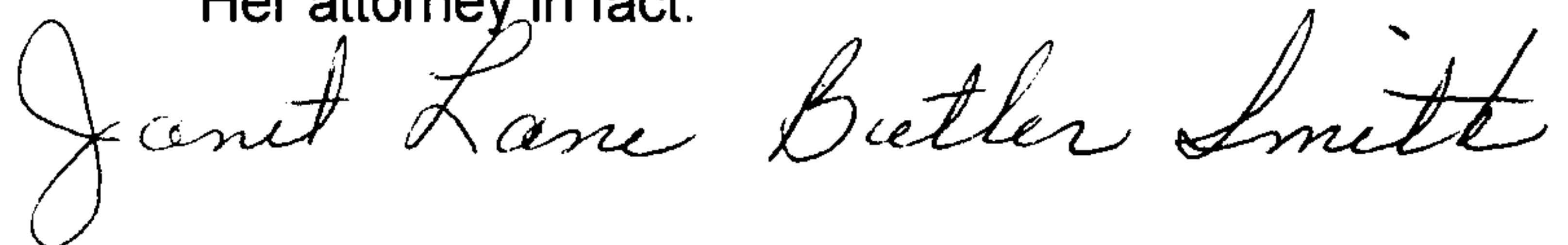
And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 5 day of August 2011.

WITNESS:



  
Julia E. Butler by and through  
Janet Lane Butler Smith  
Her attorney in fact.

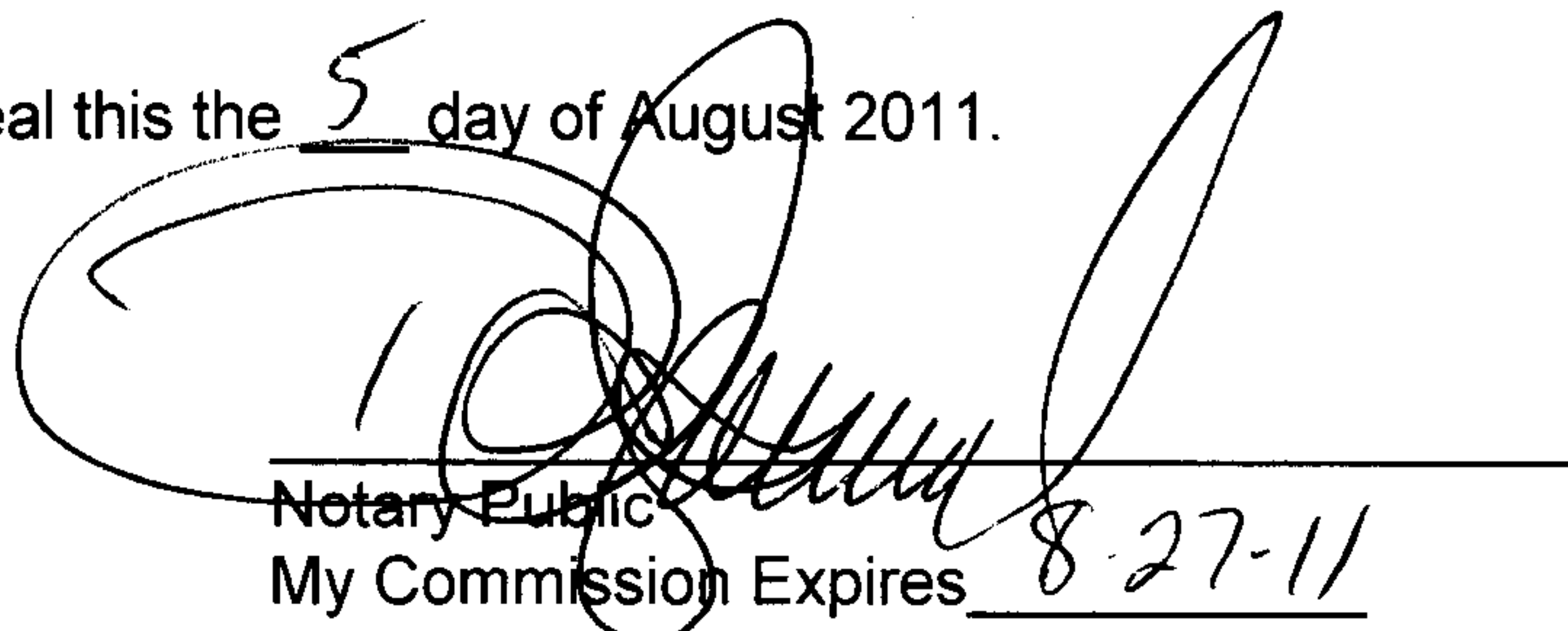


THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Julia E. Butler aka Julia Elizabeth Butler by and through Janet Lane Butler Smith, her attorney in fact, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of August 2011.

SEAL

  
Notary Public  
My Commission Expires 8-27-11



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