



20120223000064650 1/2 \$35.00
 Shelby Cnty Judge of Probate, AL
 02/23/2012 12:59:41 PM FILED/CERT

Send tax notice to:

CRAIG MILTON DOLLAR
5136 KIRKWALL LANE
BIRMINGHAM, AL, 35242-4122

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

STATE OF ALABAMA
 Shelby COUNTY

2012064

Shelby County, AL 02/23/2012
 State of Alabama
 Deed Tax:\$20.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) in hand paid to the undersigned, WALLACE M. HEATON and LINDA W. HEATON, Husband and Wife (hereinafter referred to as "Grantors") by CRAIG MILTON DOLLAR (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 12, BLOCK 1, ACCORDING TO THE SURVEY OF KIRKWALL, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

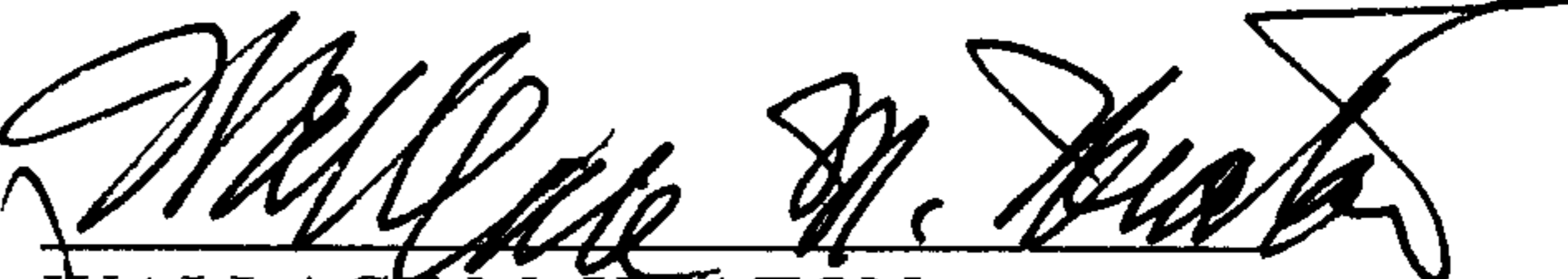

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
7. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
8. ANY PRIOR RESERVATION OF CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
9. BUILDING SETBACK LINE RESERVED OF 30 FROM REAR AND 15 FEET ALONG SIDE BOUNDARY AS SHOWN BY PLAT.
10. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 30 FEET ALONG REAR AND 15 FEET ALONG SIDE BOUNDARY.
11. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN MISC. BOOK 20, PAGE 629, IN PROBATE OFFICE.
12. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN VOL. 307, PAGE 423 AND VOL. 307, PAGE 434, IN THE PROBATE OFFICE.

13. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC. BOOK 20, PAGE 159, AND COVENANTS PERTAINING THERETO RECORDED IN MIC. BOOK 20, PAGE 626, IN PROBATE OFFICE.

\$245,000.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of February, 2012.


WALLACE M. HEATON

LINDA W. HEATON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALLACE M. HEATON and LINDA W. HEATON, 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 14th day of February, 2012.


Notary Public
Print Name: Charles O. Stewart
2012
Commission Expires: 4-13-12
