

Send tax notice to:


SHIRLEE A. FANNING  
142 HIDDEN CREEK CIRCLE  
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

2012199

**WARRANTY DEED**

  
20120504000157050 1/2 \$37.00  
Shelby Cnty Judge of Probate, AL  
05/04/2012 02:26:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand and 00/100 Dollars (\$108,000.00) in hand paid to the undersigned, MARY WALLACE KEOWN ATCHLEY and BLAKE ATCHLEY, WIFE AND HUSBAND (hereinafter referred to as "Grantors") by SHIRLEE A. FANNING (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 22-A, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 23, HIDDEN CREEK, AS RECORDED IN MAP BOOK 24, PAGE 7, 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. BUILDING SET BACK LINE OF 15 FEET RESERVED FROM HIDDEND CREEK CIRCLE, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 5 FEET ALONG HIDDEN CREEK CIRCLE AND 20 FEET ALONG SIDE AND 10 FEET ALONG REAR.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUNT IN INST #(S) 1998-23229; 1999-1568; 2000-8567 AND2000-41083, IN PROBATE OFFICE.
5. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY,AS SET OUT IN DEED BOOK 127, PAGE 375 AND DEED BOOK 215, PAGE 631, IN THE PROBATE OFFICE.
6. RIGHT(S) OFWAY(S) GRANTED TO LEVEL 3 CORP. AS SET OUT IN INST. #2000-3182 AND INST. #2000-5902, IN PROBATE OFFICE.
7. EASEMENT TO PLANTATION PIPELINE AS SET OUT IN DEED BOOK 306, PAGE 416, DEED BOOK 112,PAGE 328; DEED BOOK 252, PAGE 603; DEED BOOK 229, PAGE 335 AND DEED BOOK 253, PAGE 572, IN PROBATE OFFICE
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 24, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ARTICLES OF INCORPORATION OF HIDDEN CREEK RESIDENTIAL ASSOCIATION AS RECORDED IN INST. #1998-3075 AND BY LAWS RECORDED IN INST. #1998-3077 AND AMENDED IN INST. #2001-45241, IN SAID PROBATE OFFICE.

**MARY KEOWN WALLACE ATCHLEY AND MARY KEOWN WALLACE ARE ONE AND THE SAME PERSON.**

\$86,400.00 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.

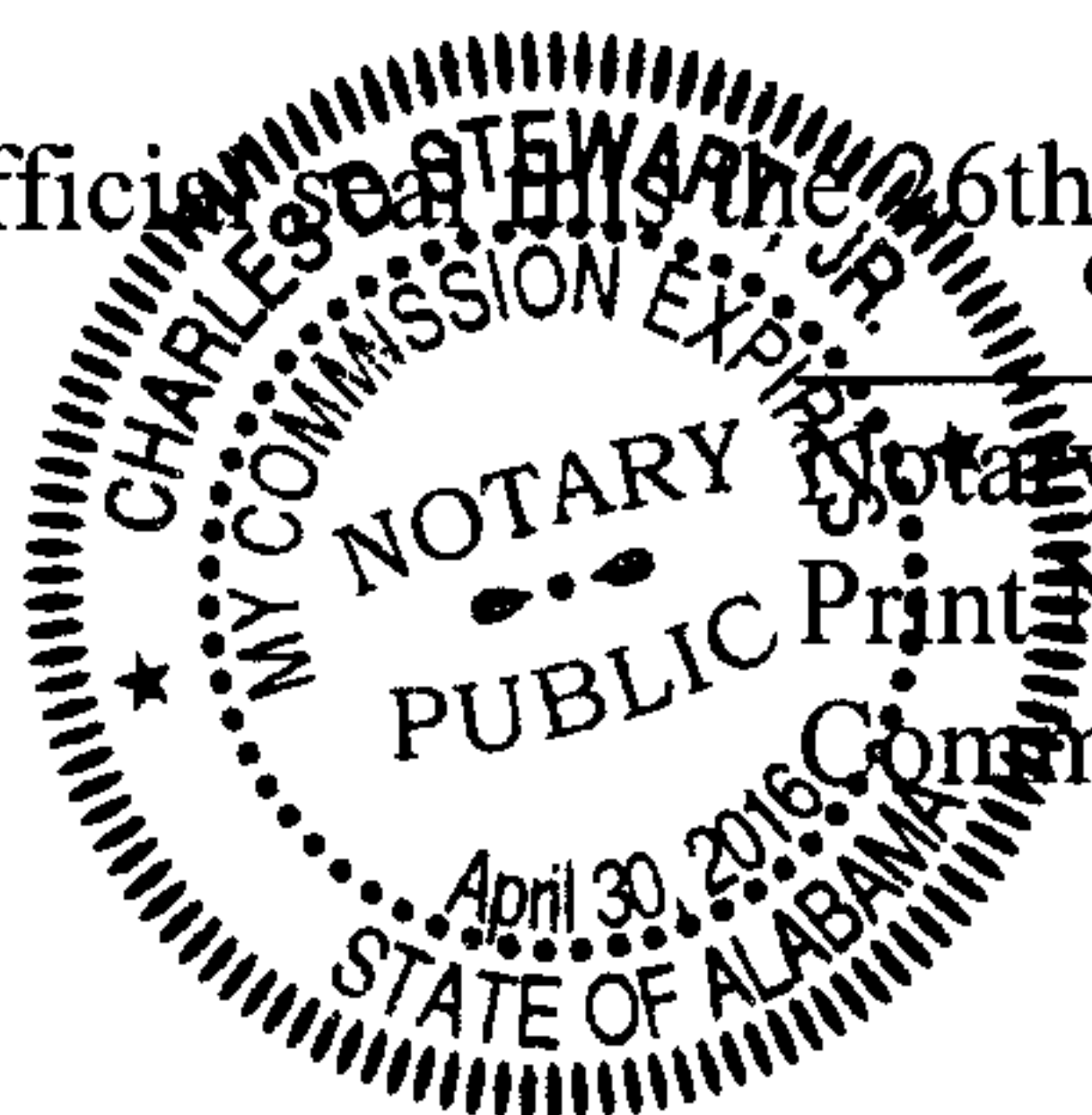
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of April, 2012.

  
MARY WALLACE KEOWN ATCHLEY  
  
BLAKE ATCHLEY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY WALLACE KEOWN ATCHLEY and BLAKE ATCHLEY, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2012.



Notary Public

Print Name:

Commission Expires:



4-30-16



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