

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Joshua William Blakemore  
117 Horseshoe Circle  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED FORTY TWO THOUSAND SIX HUNDRED FIFTY AND NO/100 (\$142,650.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **WILLIAM M. MALONEY**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOSHUA WILLIAM BLAKEMORE and MYRA J. BLAKMORE**, (herein referred to as "Grantee"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 404, according to the Final Plat of Stage Coach Trace, Sector 4, as recorded in Map Book 30, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 30, Page 45.
7. Variable Southern Natural Gas Easement through mid property of said lot as shown on the recorded map.
8. Permits to Alabama Power Company in Deed Book 112, Page 458, and Deed Book 123, Page 430.
9. Easement and right of way to Southern Natural Gas in Deed Book 141, Page 58, and Deed Book 196, Page 308.
10. Right(s) of way to Shelby County, as recorded in Deed Book 211, Pages 612 and 613 and Deed Book 212, Page 598.
11. Covenants, conditions, restrictions, easements, assessments and liens as set out in Instrument #1999-4645; Instrument #2001-39402; Instrument #2001-43415; Instrument #2002-20157 and Instrument #2202121300062515.
12. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1999-22219.



20120518000179250 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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13. Restrictions appearing of record in Map Book 30, Page 45, but deleting any restrictions based on race, color, creed or national origin.

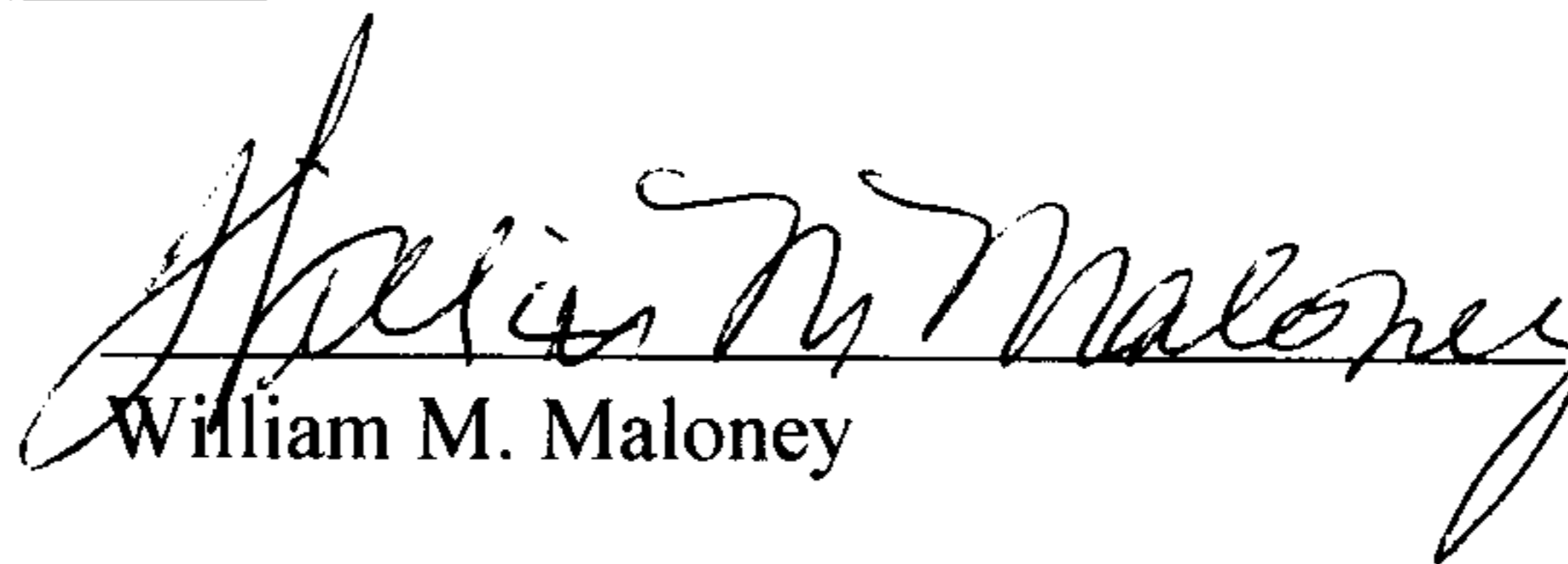
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR's heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of May 18, 2012.

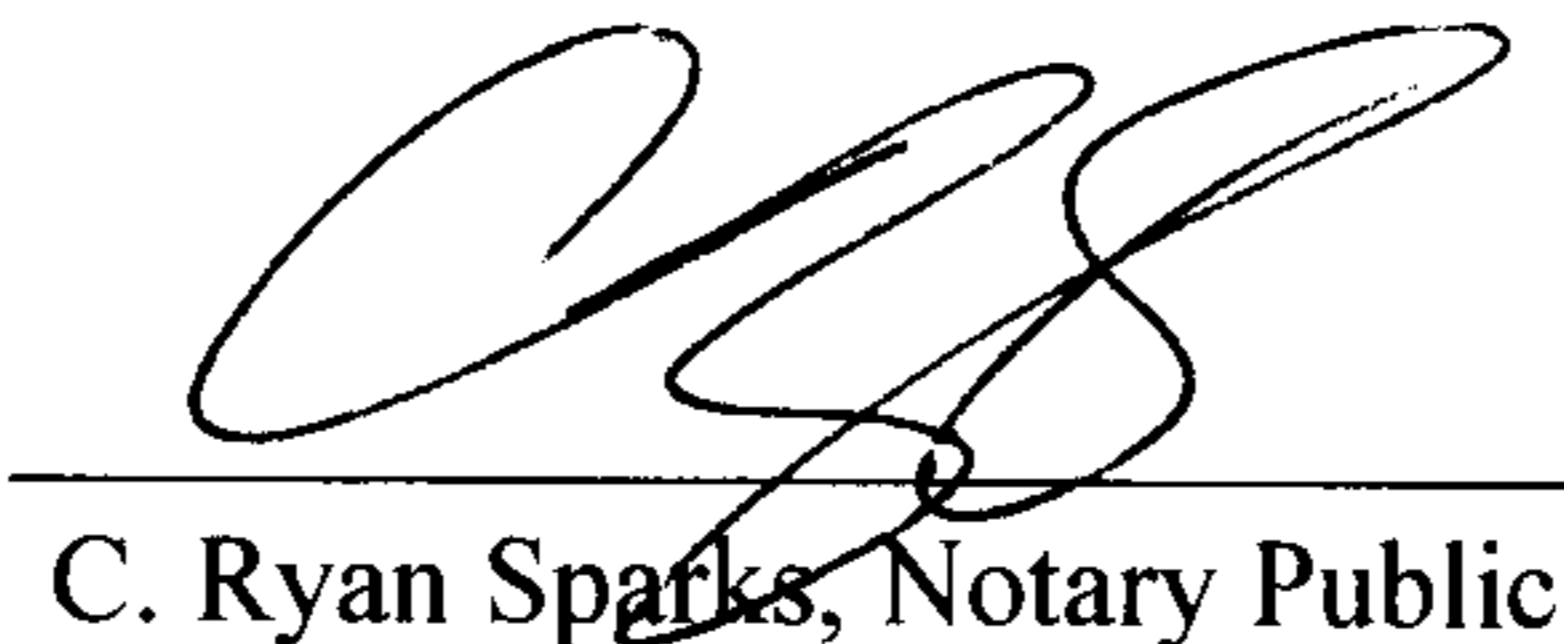
**GRANTOR:**

  
William M. Maloney

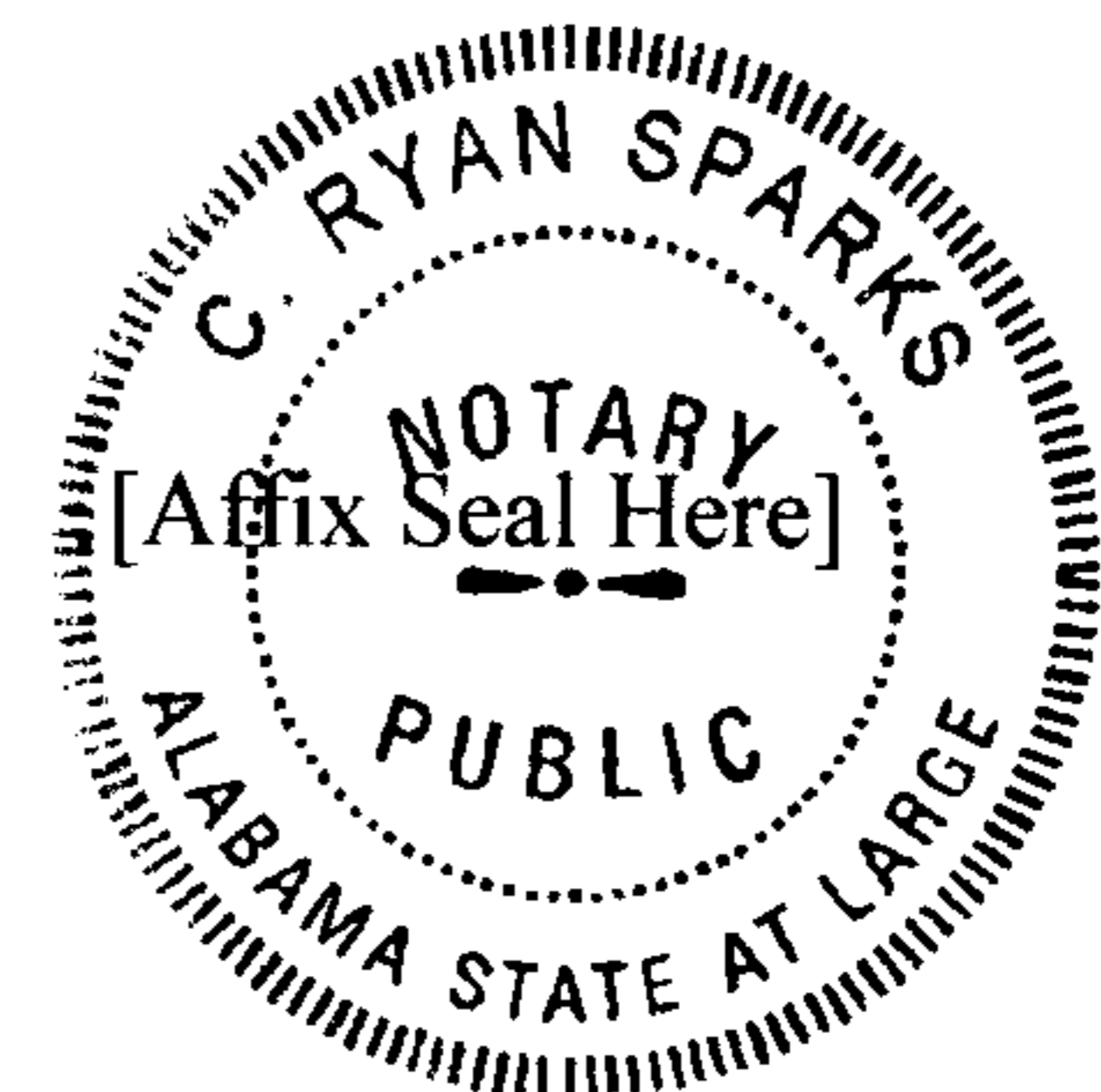
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that William M. Maloney, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, William M. Maloney executed the same voluntarily on the day the same bears date.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of May 18, 2012.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015



Shelby County, AL 05/18/2012  
State of Alabama  
Deed Tax: \$3.00

  
20120518000179250 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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