

Shelby County, AL 06/25/2012
State of Alabama
Deed Tax: \$141.00

Send Tax Bill to:
Karla F. Edwards
158 Big Oak Drive
Maylene, AL 35114

FILE NUMBER DAB12-516

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED



20120625000223720 1/2 \$156.00
Shelby Cnty Judge of Probate, AL
06/25/2012 02:09:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One hundred forty thousand and No/100 DOLLARS (\$140,000.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Sonya B. Piazza and Michael Piazza, a married couple, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Karla F. Edwards, (herein referred to as GRANTEE), his 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 214, according to the Amended Map of Phase II, Weatherly Warwick Village, Section 17, as recorded in Map Book 22 page 67 in the Probate Office of Shelby County, Alabama.

Subject to:


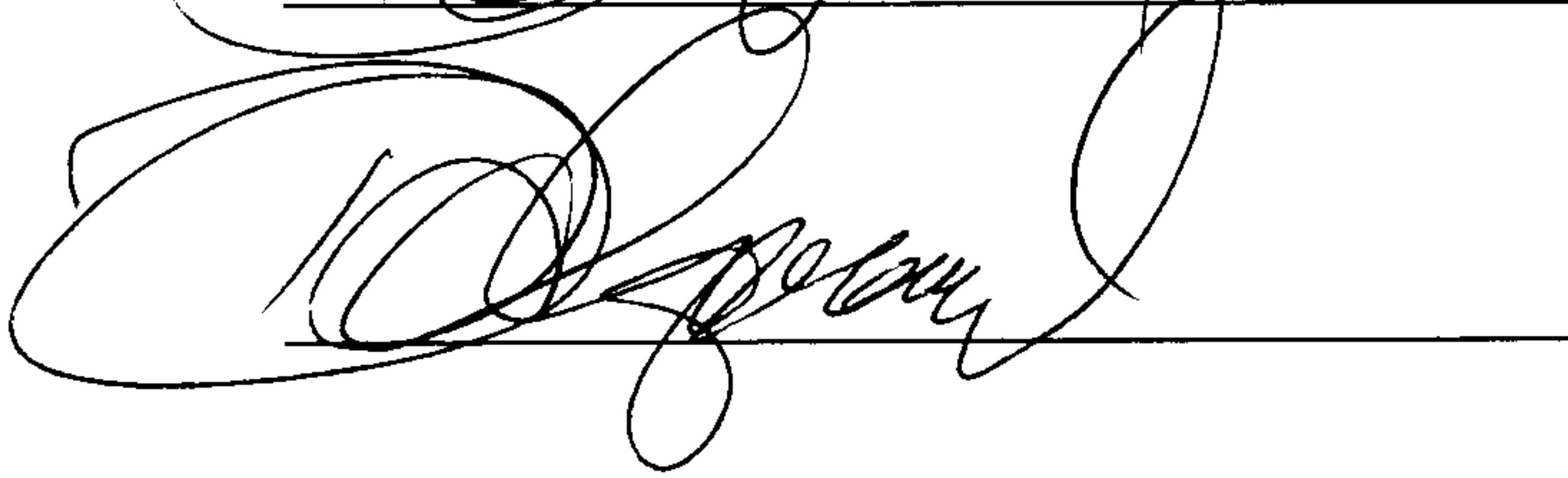
1. General and special assessments for the year 2012 and subsequent years, not yet due and payable.
2. Restrictions as shown by recorded map.
3. Building setback lines and easements as shown on recorded plat.
4. Restrictive covenants as shown in instrument number 1995-32578 as amended by Instrument number 1996-14611.
5. Non-Exclusive easement for ingress and egress and public utilities as recorded in Instrument number 1993-39001 and corrected by Instrument number 1993-39916 and assigned by Instrument number 1996-14611.
6. Reservation of Mineral and mining rights in the instrument recorded in Instrument # 1996-9243 together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of said interest.

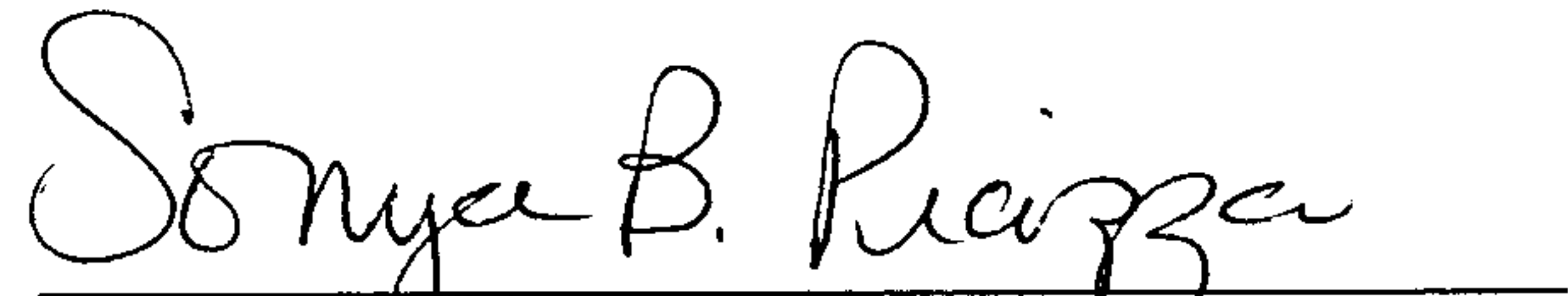
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.


And GRANTORS do covenant with the said GRANTEE, her 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, her heirs, successors and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 22nd day of June 2012.

WITNESS:


Sonya B. Piazza


Michael Piazza

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Sonya B. Piazza and Michael Piazza, whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of June 2012.

SEAL


Notary Public
My Commission Expires: 8/16/15

This Document Prepared by:
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