Grantor:

Jennifer Sides Cannada

1450 ROSE Turnel Rd Teussorille M35173

Grantee:

J. Craig Stephens

141 Biltmore Drive Birminchum AL 3524 **Property Address:**

141 Biltmore Dr. Birmingham, AL 35242

Date of Sale: October 1, 2012

Total Purchase Price: \$500,000.00

Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue

Birmingham, Alabama 35203

20121003000377630 1/2 \$115.00 20121003000377630 1/2 \$115.00 Shelby Cnty Judge of Probate, AL 10/03/2012 11:39:48 AM FILED/CERT

SEND TAX NOTICE TO:

J. Craig Stephens

141 Biltmore Drive Birmingham, AL 35242

> Shelby County, AL 10/03/2012 State of Alabama Deed Tax: \$100.00

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of Five Hundred Thousand and No/100, (\$500,000.00) DOLLARS, in hand paid to the undersigned, Jennifer Sides Cannada, a single woman, (hereinafter referred to as "GRANTOR"), by J. Craig Stephens, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 7, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1A and 1B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2013, not yet due and payable.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under the land.
- Easements, restrictions and setback lines as shown on recorded map.
- 6. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument #2005080300039386.
- Right of way granted to Alabama Power Company as set out in instrument recorded in Deed Book 129, Page 545 and Deed Book 179, Page 373.
- 8. Right of Way granted to Alabama Gas Corporation as recorded in Book 101, Page 117.
- Right of Way granted to Shelby County, Alabama as recorded in Deed Book 179, Page 252.
- 10. Restrictions appearing of record in Instrument #2006050200020524. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenant, conditions or restrictions

violate 42 USC 3604(c).

Title to all minerals within and underlying the premises, together with all mining rights and other rights, 11. privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #20060531000255740.

\$400,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of October, 2012.

January (SEAL)

Jennifer Sides Cannada

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jennifer Sides Cannada, an unmarried woman, whose name is signed to the foregoing conveyance, 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 1st day of October, 2012.

NOTARY PUBLIC
My commission expires: 5-21.16

Shelby Cnty Judge of Probate, AL 10/03/2012 11:39:48 AM FILED/CERT