

Send tax notice to:

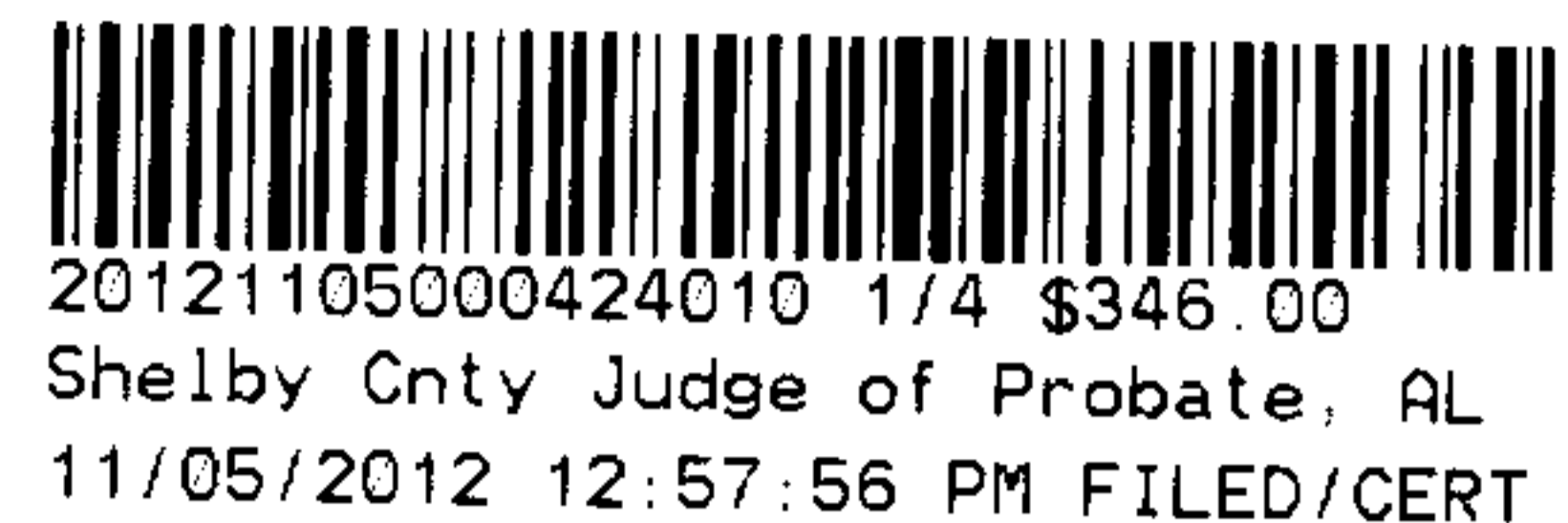
DANNE BOUNDS  
1225 BRAEMER COURT  
BIRMINGHAM, AL, 35242

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

2012504

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, PATRICK MALEY and SUSAN M. MALEY, Husband and Wife (hereinafter referred to as "Grantors") by DANNE BOUNDS (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 55, ACCORDING TO THE SURVEY OF THE HAVEN AT GREYSTONE, 1ST SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUNBRANCES, ADVERSE CLAIS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
9. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF THE HAVEN AT GREYSTONE, 1<sup>ST</sup> SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS, ETC.
11. COVENANTS AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL 235, PAGE 574.

12. DECLARATION OF WATERSHED PROTECTIVE COVENANTS APPEARING OF RECORD.
13. DECLARATION OF PROTECTIVE COVENANTS APPEARING OF RECORD IN SHELBY COUNTY.
14. GROUND LEASE IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. EASEMENT FOR ALABAMA POWER COMPANY.
16. RECIPROCAL EASEMENT AGREEMENT.
17. RESTRICTIONS AS SHOWN ON MB 31, PG 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
18. RIGHT OF WAY TO ALABAMA POWER COMPANY.

§ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

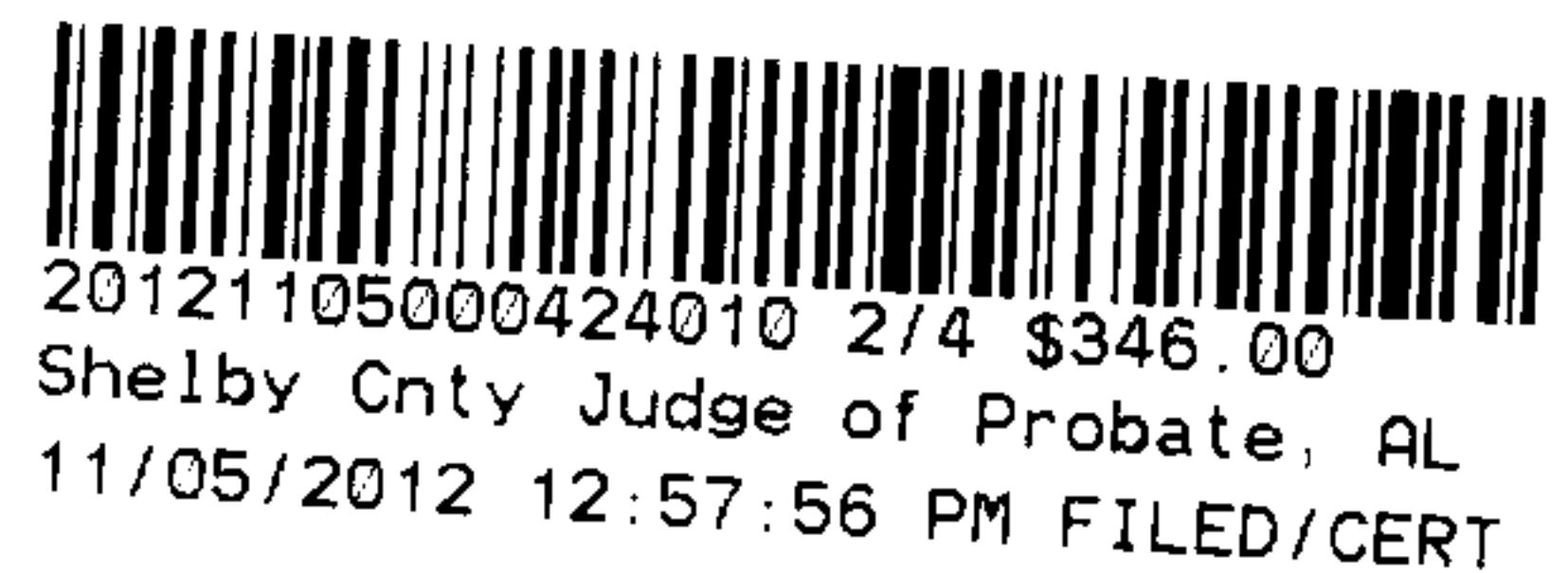
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 15th day of October, 2012.

*Patrick Maley by and through  
his attorney in fact, Susan M. Maley*

PATRICK MALEY  
BY AND THROUGH HIS ATTORNEY IN FACT,  
SUSAN M. MALEY

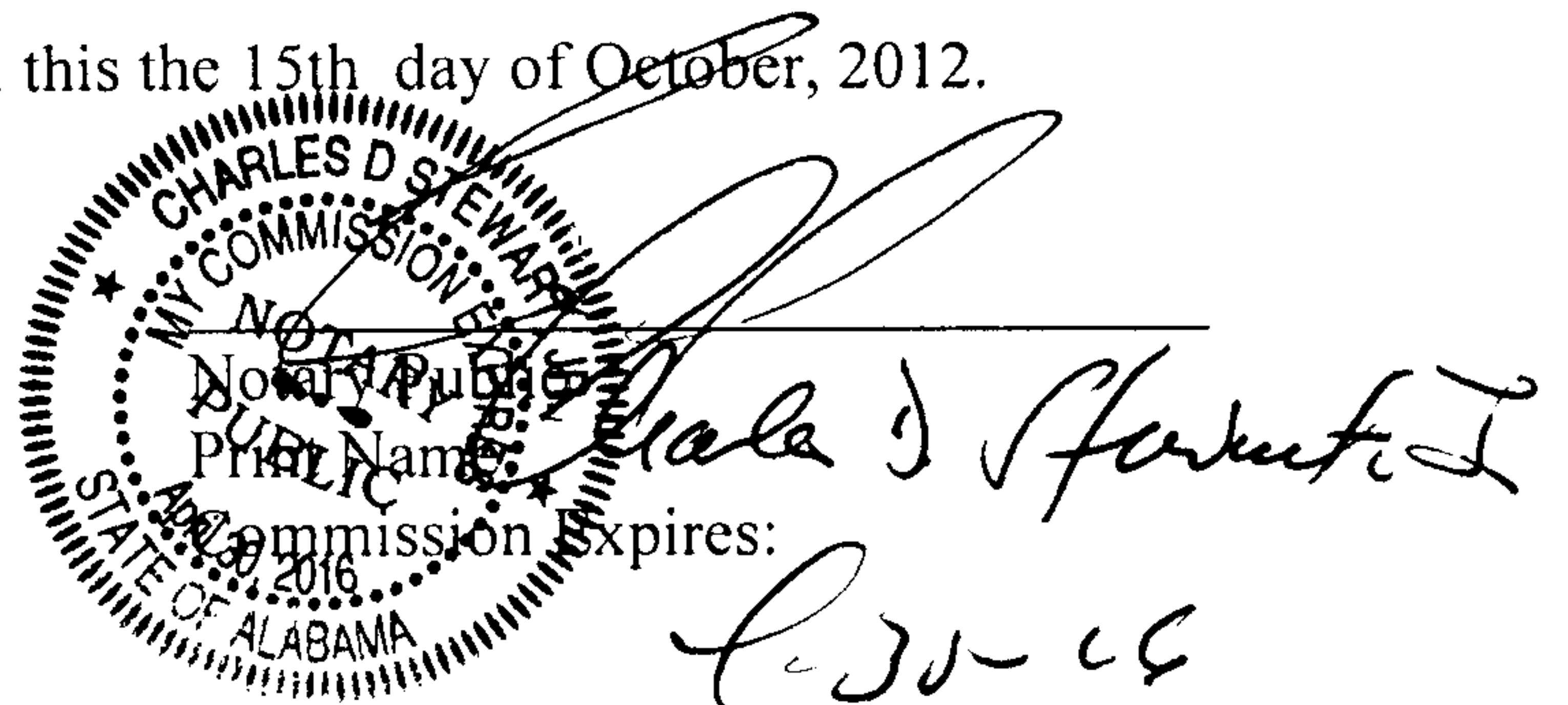
*Susan M. Maley*  
SUSAN M. MALEY



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN M. MALEY, 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 the 15th day of October, 2012.



STATE OF ALABAMA  
COUNTY OF SHELBY

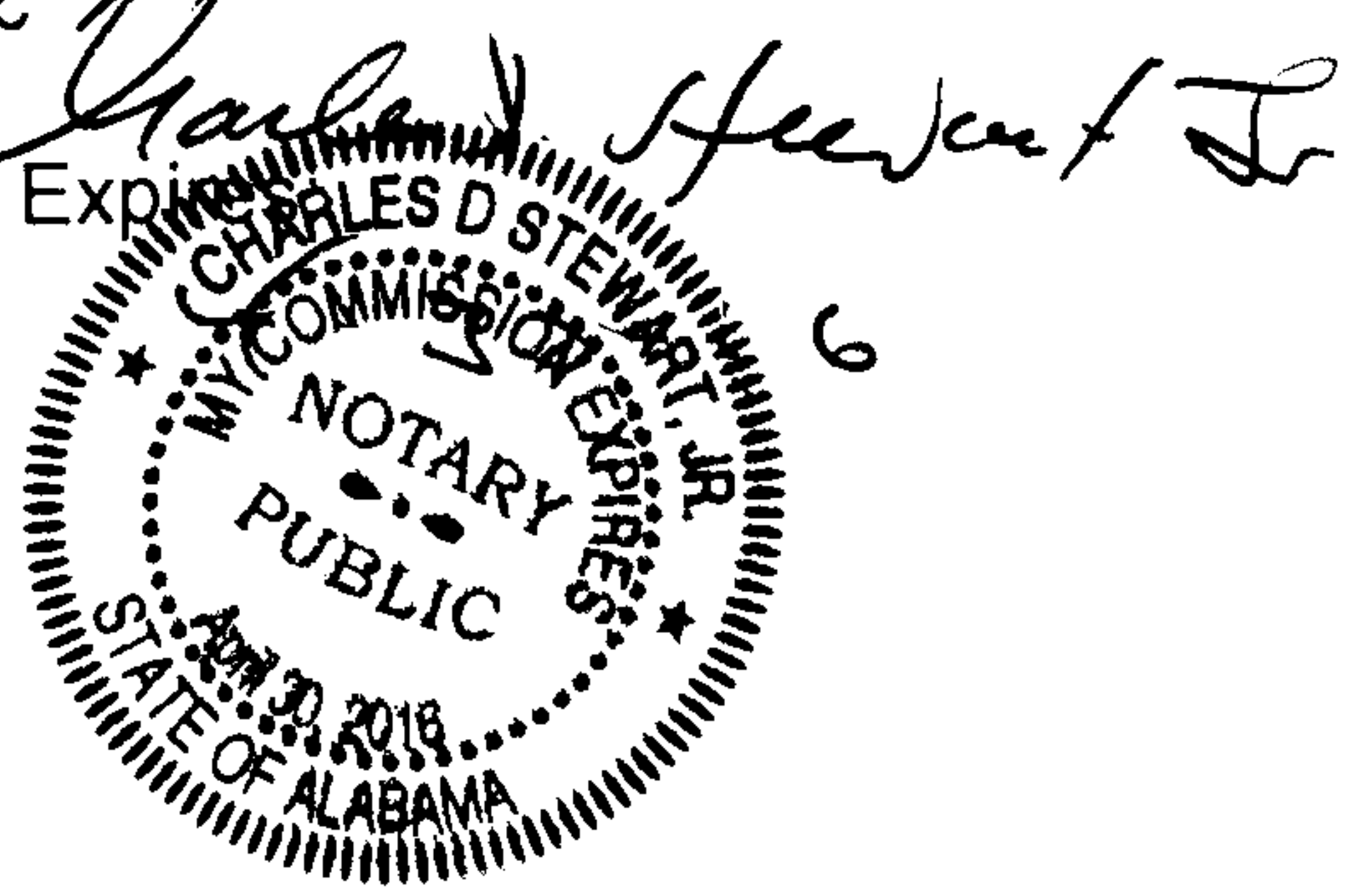
I, the undersigned, Charles D. Stewart, Jr. a Notary Public in and for said County, in said State, hereby certify that Susan M. Maley, whose name as Agent and Attorney in fact for Patrick Maley, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for Patrick Maley on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of October, 2012.

  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires



20121105000424010 3/4 \$346.00  
Shelby Cnty Judge of Probate, AL  
11/05/2012 12:57:56 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Patrick Maley  
Mailing Address 461 Holly Berry Circle  
Blythewood, SC 29016

Grantee's Name Dane Bounds  
Mailing Address 1225 Braener Court  
Birmingham  
AL 35242

Property Address 1225 Braener Ct.  
Birmingham  
AL  
35242

Date of Sale 10-15-12  
Total Purchase Price \$ 325,000.  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-15-12

Print Dane Bounds  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

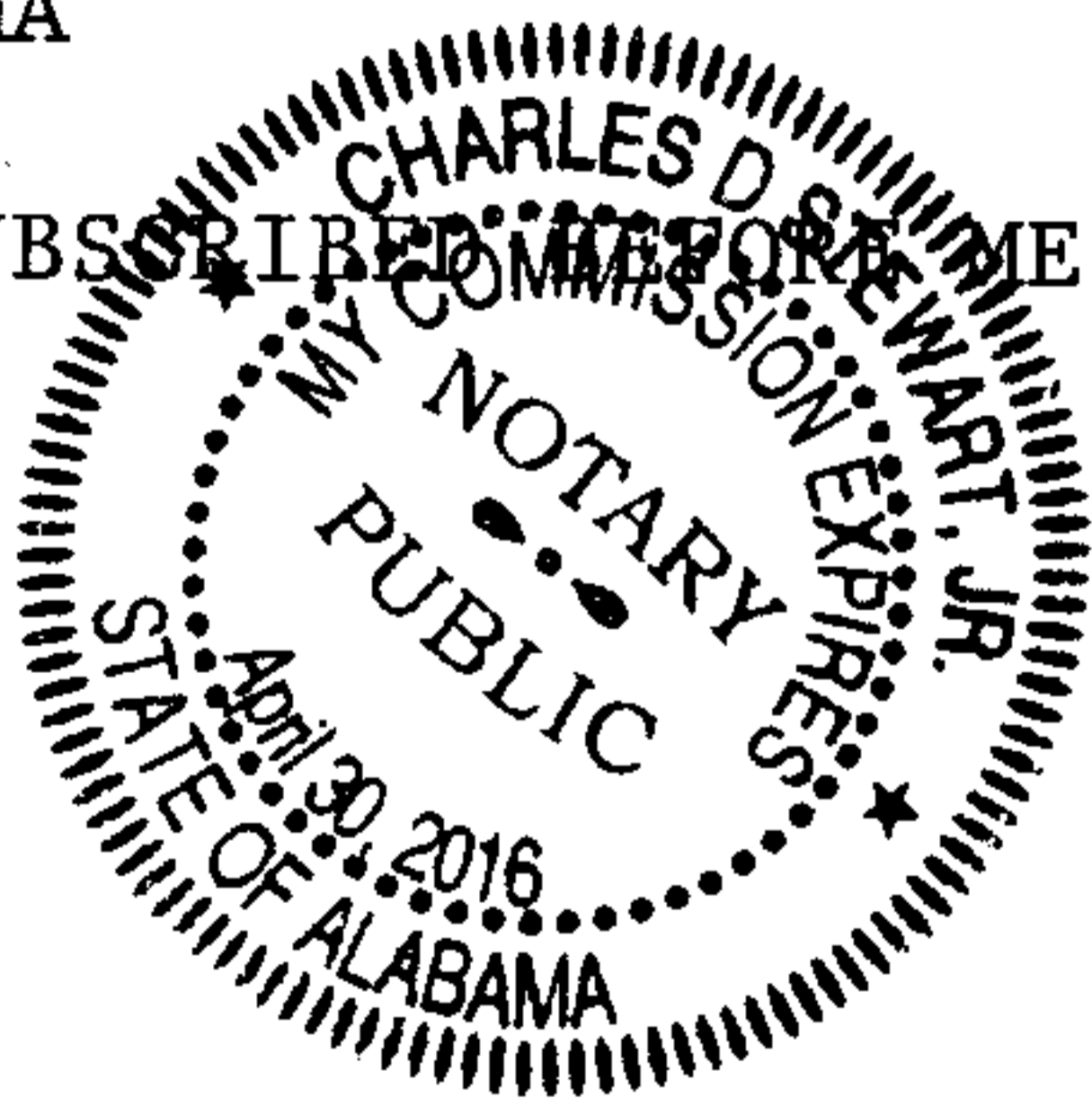
Unattested \_\_\_\_\_  
(verified by)

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF October, 2012.



[Signature]  
NOTARY PUBLIC

Barcode  
20121105000424010 4/4 \$346.00  
Shelby Cnty Judge of Probate, AL  
11/05/2012 12:57:56 PM FILED/CERT