

Send tax notice to:

SAM E JONES III
3125 CROSSINGS DR
BIRMINGHAM, AL, 35242

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

2013434

WARRANTY DEED


20130904000359590 1/2 \$297.00
Shelby Cnty Judge of Probate, AL
09/04/2013 12:34:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SHARON A OLIVIER and LOUIS E OLIVIER JR, HUSBAND AND WIFE,
whose mailing address is: 59 Shaws Creek Farm Road, Hendersonville, NC 28739
(hereinafter referred to as "Grantors") by SAM E JONES III and GINGER J HOLCOMB
whose mailing address is: 3125 Crossings Dr Birmingham, AL 35242(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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 82, ACCORDING TO THE SURVEY OF PHASE FIVE CLADWELL CROSSINGS 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 103 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

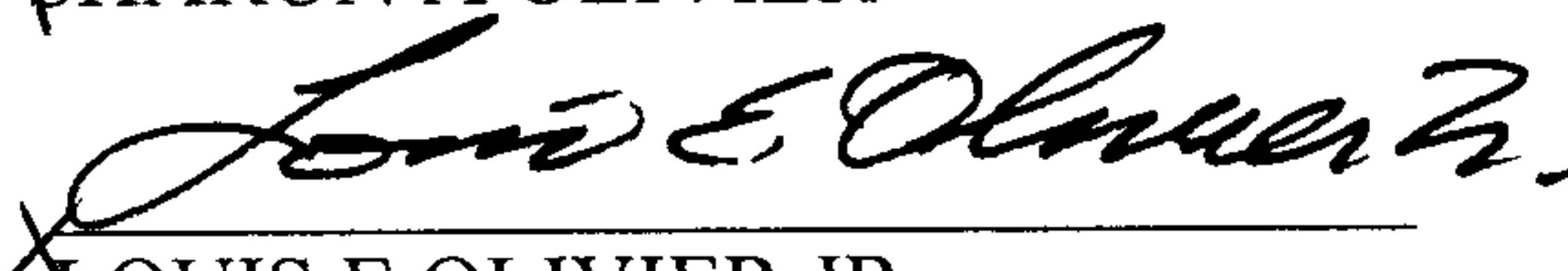
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(s) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 233, PAGE 700; VOLUME 216, PAGE 29 AND VOLUME 282, PAGE 115.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 142, PAGE 148.
5. TITLE TO ALL MINREALS WITHIN AND UNDELYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
6. RIGHT OF WAY GRANTED THE CITY OF HOOVE RRECORDED IN INST. NO. 2000-40742, INST NO 2000-40741 AND INST NO 2000-25988.
7. RESTRICTIONS AND COVENANTS APPEARING OF RECOD IN INST. NO. 2002-02381 AND INST NO 2004-5776.

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,

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$280.00

warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

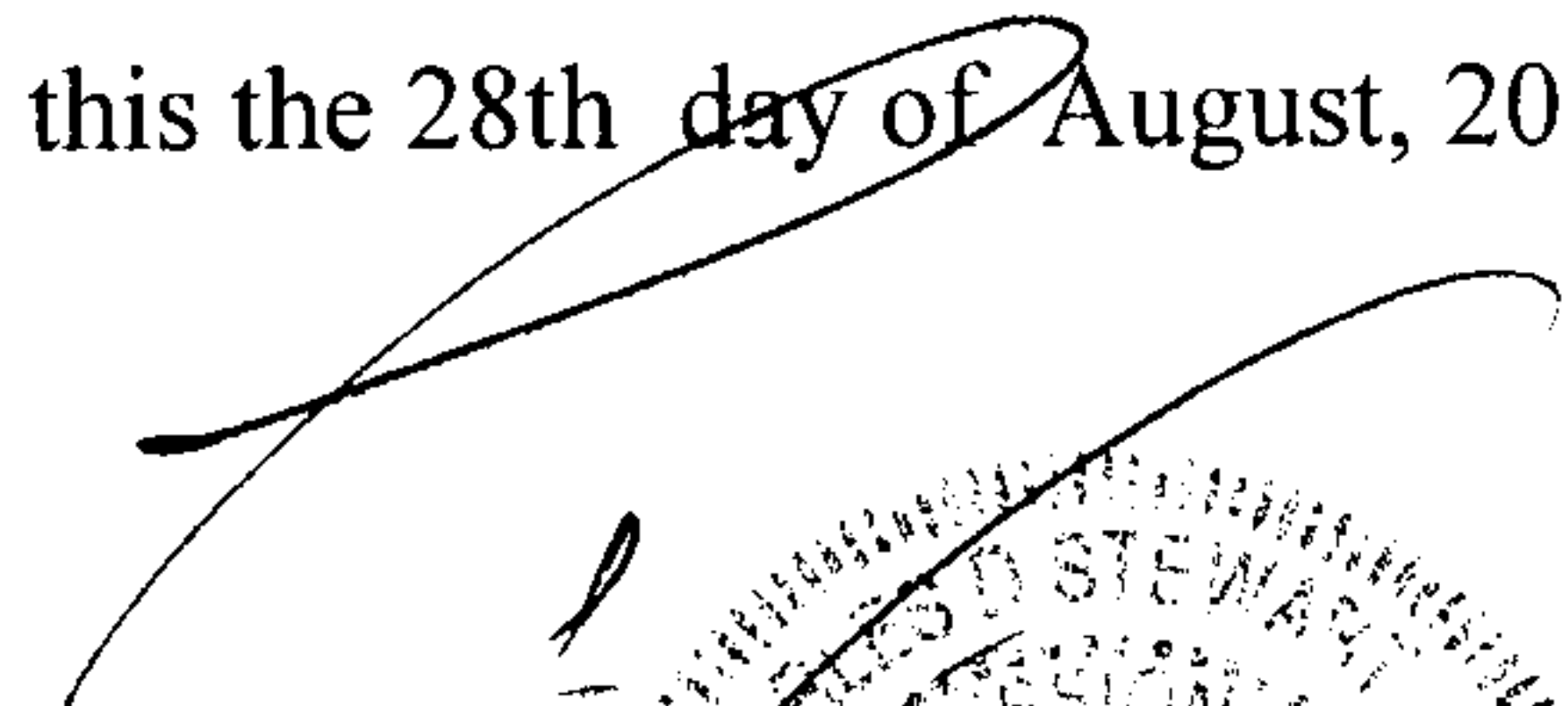
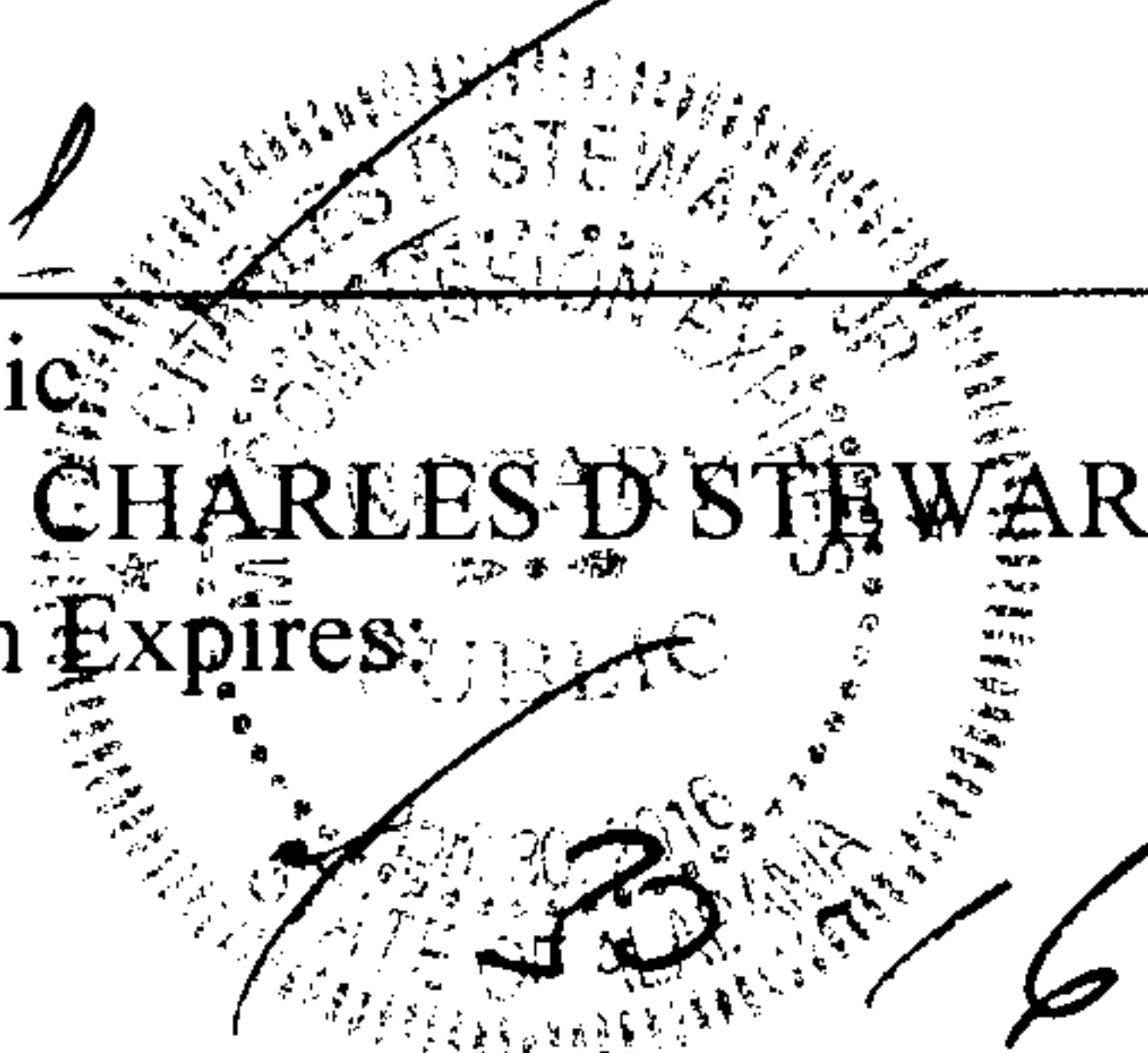
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of August, 2013.


SHARON A OLIVIER

LOUIS E OLIVIER JR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON A OLIVIER and LOUIS E OLIVIER JR, whose name is signed to the foregoing instrument, and who are 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 28th day of August, 2013..


Notary Public
Print Name: CHARLES D STEWART JR
Commission Expires: 


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