

Send tax notice to:

DANIEL L ROEHL
120 BENT CREEK DRIVE
CHELSEA, AL, 35043

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

2013462

WARRANTY DEED


20130913000372430 1/2 \$87.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:15:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES J CONNELLY and KELLY A CONNELLY, HUSBAND AND WIFE **whose mailing address is: 1555 Wingfield Ct Birmingham, AL 35242**(hereinafter referred to as "Grantors") by DANIEL L ROEHL and MARGARET C ROEHL **whose mailing address is: 120 Bent Creek Drive Chelsea, AL 35043** (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 5, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, 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. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.
3. EASEMENTS(S) AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20051031000564180; INSTRUMENT 2006063000315120 AND INSTRUMENT 20061212000600960, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, AS RECORDED IN INSTRUMENT 20051212000641700, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. NON-EXCLUSIVE EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITIES TO THE CITY OF PELHAM RECORDED IN INSTRUMENT 2005061000263330 IN THE PROBATE OFFICE OF SHELBY, ALABAMA.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 126, PAGE 55 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. MEMORANDUM AND AFFIDAVIT REGARDING OIL AND GAS LEASE TO ANSCHULTZ CORPORATION RECORDED IN MISC. BOOK 45, PAGE 303 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20130913000372430 2/2 \$87.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:15:29 PM FILED/CERT

AGREEMENT AND REINSTATMENT AND EXTENSION AGREEMENT DATED 1/4/2005, BY AND BETWEEN DOUBLE MOUNT, LLC AND GARY L. THOMPSON RECORDED IN AS SET OUT IN INSTRUMENT 2005020400058340, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

14. RIGHT OF WAY FOR RAILROAD, RECORDED IN DEED BOOK "T", PAGE 655, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. LESS AND EXCEPT THAT RIGHT OF WAY OF PICKLE DRIVE OVER AND ACROSS SAID DESCRIBED PROPERTY.
16. RESTRICTIONS APPEARING OF RECORDED IN INSTRUMENT 20071004000464630, RE-RECORDED IN INSTRUMENT 20080222000072590 AND INSTRUMENT 20060316000123610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$189,900.00 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 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 9th day of September, 2013.

JAMES J CONNELLY

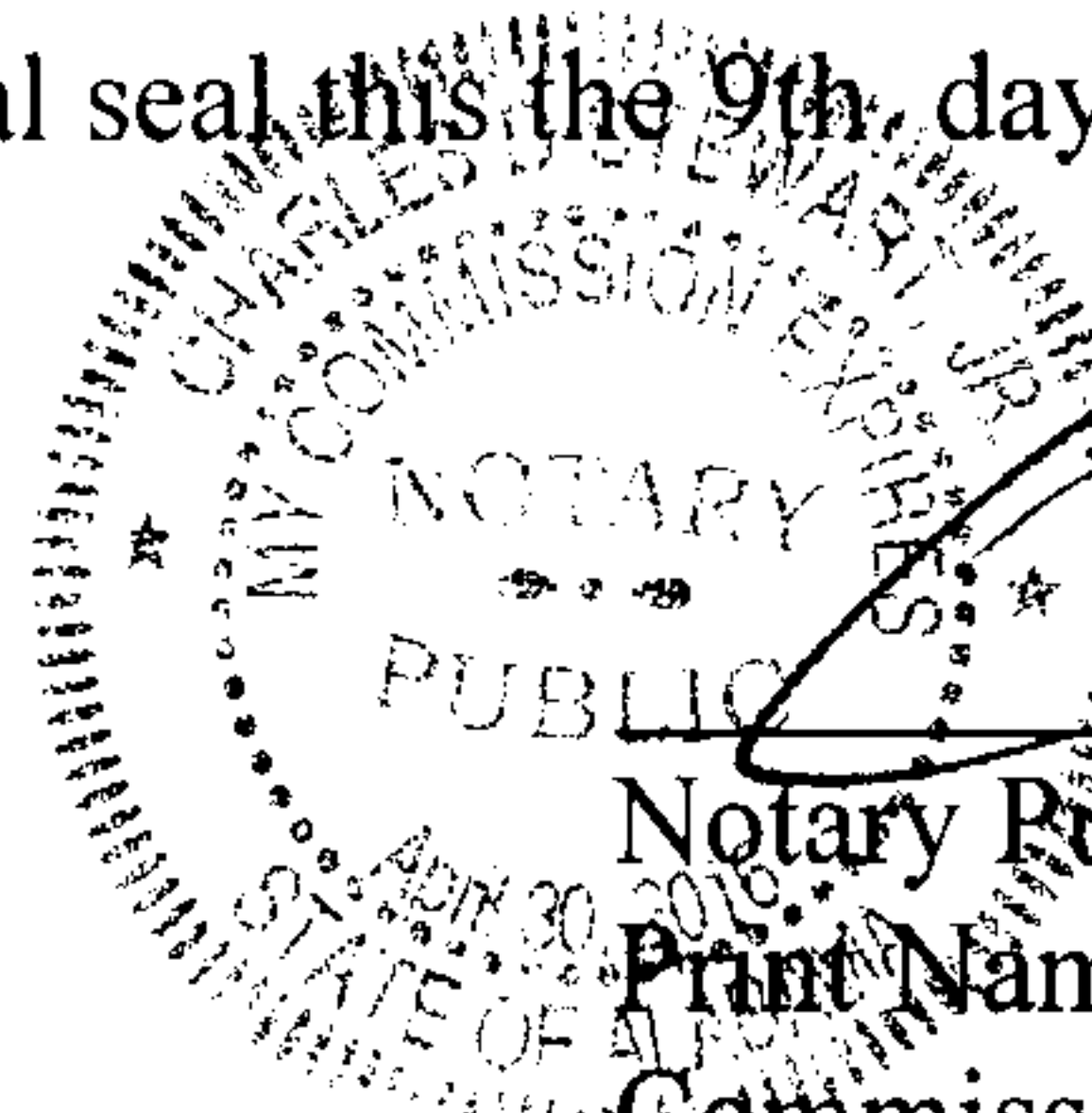
KELLY A CONNELLY

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$70.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES J CONNELLY and KELLY A CONNELLY, 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 9th day of September, 2013..



Notary Public

Print Name:

Commission Expires:

Charles J. Stewart Esq.
30-16