



20131004000399100 1/2 \$55.50
 Shelby Cnty Judge of Probate, AL
 10/04/2013 11:49:59 AM FILED/CERT

Send tax notice to:
BETTY M. RABENAU
4557 GUILFORD CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
 Attorney at Law
 4898 Valleydale Road, Suite A-2
 Birmingham, AL 35242

STATE OF ALABAMA
 Shelby COUNTY

2013483

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, ELIZABETH SCHWARZ ROACH, TRUSTEE OF THE MARY ALICE SCHWARZ TRUST DATED MAY 26 1998 whose mailing address is: 1 TRIMMONT LANE 1800A Pittsburgh PA 15211 (hereinafter referred to as Grantors) in hand paid by BETTY M. RABENAU whose mailing address is: 4557 Guilford Cir, Birmingham AL 35242 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 111, ACCORDING TO THE FINAL PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. COVENANTS, TERMS, CONDITIONS, EASEMENTS AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1998-5153 AND INSTRUMENT #1998-22042.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121 PAGE 294 AND DEED BOOK 60 PAGE 260.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1995-16401 AND AMENDED IN INSTRUMENT #1996-1432 AND INSTRUMENT #1996-21440.
6. RESTRICTIVE COVENANT AND GRANT OF LAND EASEMENT IN INSTRUMENT #1997-19421.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS IN BOOK 265 PAGE 96.
8. SHELBY CABLE AGREEMENT IN BOOK 350, PAGE 545.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE IN BOOK 235 PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND INSTRUMENT #1993-20840.
10. DEVELOPMENT AGREEMENT IN INSTRUMENT #1994-22318.
11. RIGHT OF WAY TO BIRMINGHAM WATER WORKS IN INSTRUMENT #1995-11637.
12. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS IN INSTRUMENT #1995-7422.

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13. RECIPROCAL EASEMENT AGREEMENT IN INSTRUMENT #1995-16400.
14. GREYSTONE FARMS COMMUNITY CENI AND RESTRICTIONS IN INSTRUMENT #1995-16403.
15. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 12, PAGE 845, AMENDED IN MISC BOOK 15, PAGE 845; MISC BOK 12, PAGE 852 AND AMENDED IN MISC BOOK 15 PAGE 840.
16. EASEMENT TO SHELBY COUNTY IN INSTRUMENT #1944-21963.
17. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT #1997-19421 AND VOLUME 4719, PAGE 196.

\$154,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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, Grantor, MARY ALICE SCHWARZ TRUST DATED MAY 26, 1998 by ELIZABETH SCHWARZ ROACH its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23 day of September, 2013.

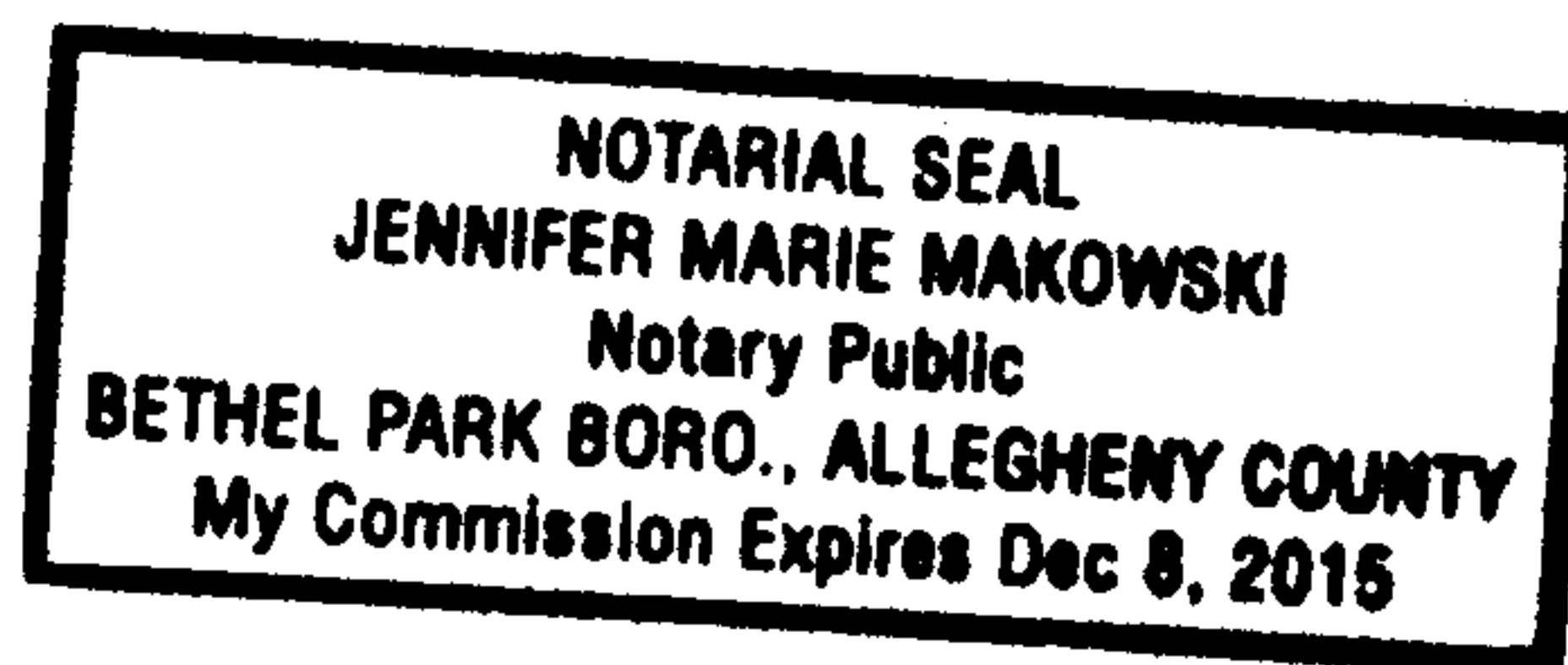
MARY ALICE SCHWARZ TRUST DATED
MAY 26, 1998

Elizabeth Schwarz Roach Trustee
ELIZABETH SCHWARZ ROACH, TRUSTEE

STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH SCHWARZ ROACH, whose names as TRUSTEE of the MARY ALICE SCHWARZ TRUST DATED MAY 26, 1998 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, in her capacity as said TRUSTEE of the MARY ALICE SCHWARZ TRUST DATED MAY 26, 1998, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 23 day of September, 2013.



Jennifer Marie Makowski
Notary Public
Print Name: Jennifer Marie Makowski
Commission Expires: 12/08/2015

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