

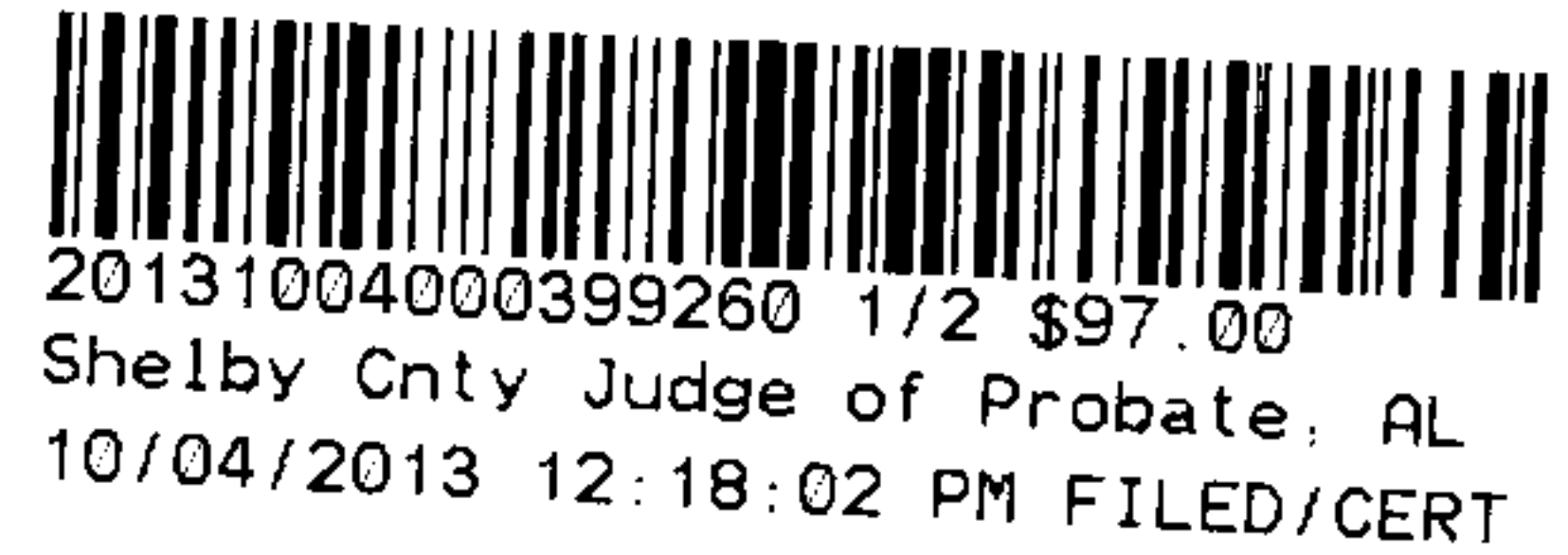
Send tax notice to:

JANIE MELTON RICHARDSON
322 WILLOW CREST LN
HOOVER, AL, 35244

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

2013498



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM RYAN VALENTZ & STEPHANIE VALENTZ, HUSBAND AND WIFE **whose mailing address** is: 134 Water Run Ln, Birmingham AL 35242 (hereinafter referred to as "Grantors") by JANIE MELTON RICHARDSON **whose mailing address** is: **322 WILLOW CREST LN HOOVER, AL 35244** (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 42, BLOCK 1, ACCORDING TO THE SURVEY OF THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE OFFICE OF THE JUDGE OF PROBATE 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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AN UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELSASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 212, PAGE 294, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUCH STATE OF FACTS AS RECORDED ON PLAT OF THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 129, PAGE 572, AND DEED BOOK 219, PAGE 734.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 142, PAGE 184 AND REAL 149, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 160, PAGE 495, IN THE DECLARATION OF PROTECTIVE COVENANTS OF SOUTHLAKE CREST AS RECORDED IN INSTRUMENT #1993-30195, INSTRUMENT #1993-40742, AND INSTRUMENT 1993-40743.
7. RESTRICTIONS FOR LAND USE AS SET OUT IN REAL 160, PAGE 492.

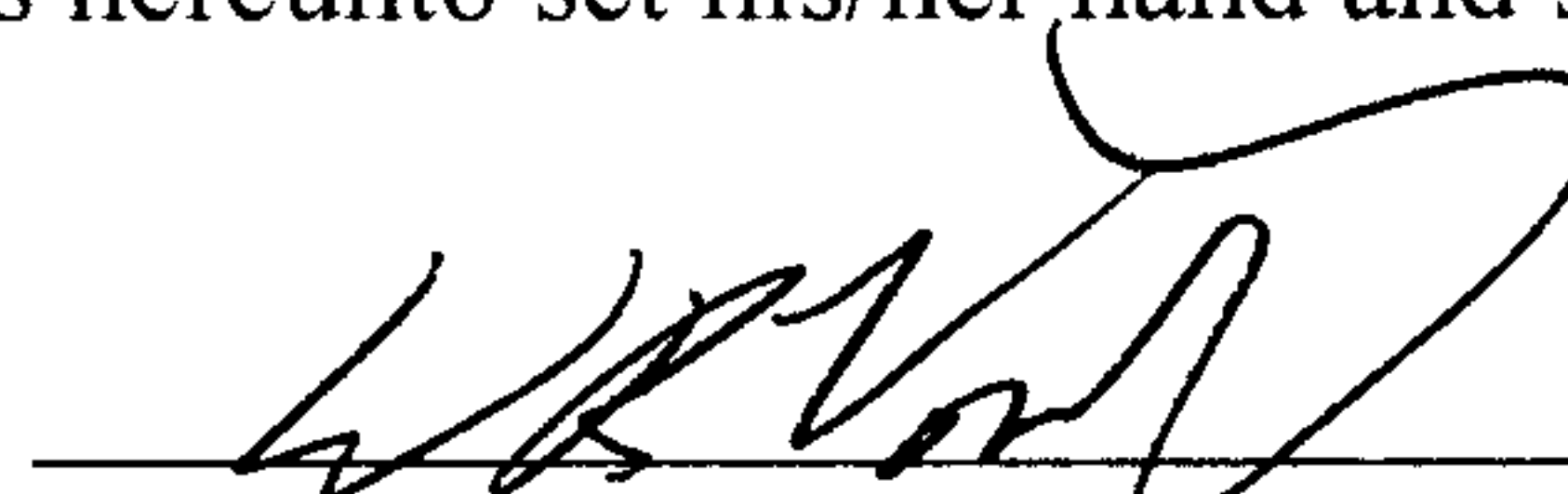
Shelby County, AL 10/04/2013
State of Alabama
Deed Tax: \$80.00

8. BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT ON THE SOUTHWESTERLY SIDE OF LOT.
9. ARTICLES OF INCORPORATION OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, INC., AS RECORDED IN INSTRUMENT #1993-30196.
10. BY-LAWS OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, INC., AS RECORDED IN INSTRUMENT #1993-30197 AND INSTRUMENT #1993-22812.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 14.

\$123,000.00 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 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 27th day of September, 2013.

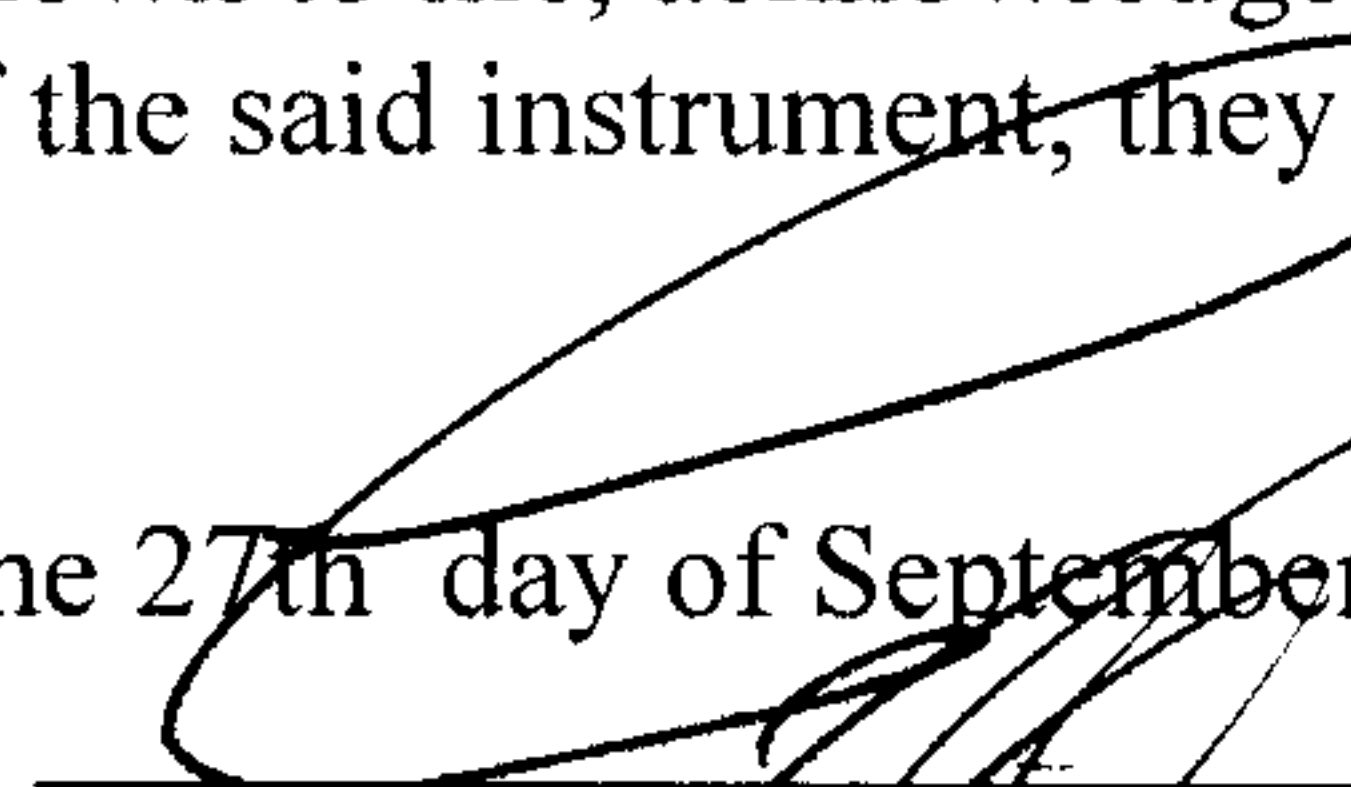

WILLIAM RYAN VALENTZ

STEPHANIE VALENTZ

STATE OF ALABAMA
COUNTY OF SHELBY

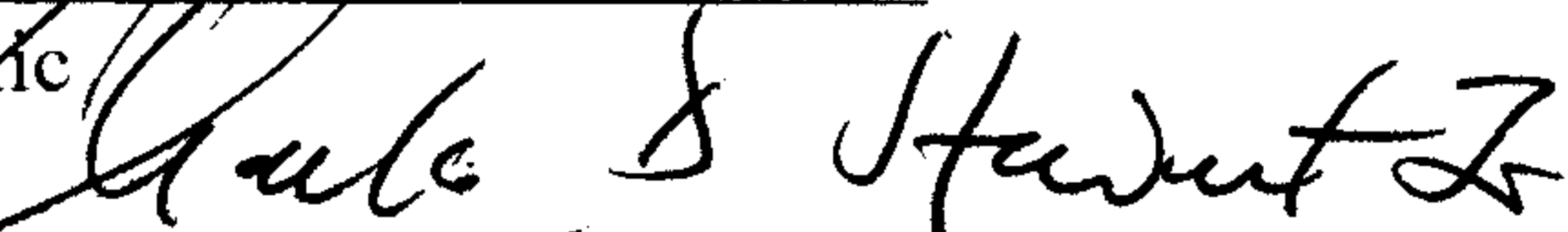
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM RYAN VALENTZ & STEPHANIE VALENTZ, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2013.


Notary Public

Print Name:

Commission Expires:


20131004000399260 2/2 \$97.00
Shelby Cnty Judge of Probate, AL
10/04/2013 12:18:02 PM FILED/CERT