

Send tax notice to:

KIRK MUELLER  
3141 WOODBRIDGE DRIVE  
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

2013568

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Eight Thousand and 00/100 Dollars (\$268,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRIS L. ALBRIGHT and KATE T. ALBRIGHT **whose mailing address is: 514 GREENBRIER WAY, BIRMINGHAM, AL 35244** (hereinafter referred to as "Grantors") by KIRK MUELLER and REBECCA MUELLER **whose mailing address is: 3141 WOODBRIDGE DRIVE, 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 25, ACCORDING TO THE SURVEY OF MEADOW BROOK, 4TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF MEADOW BROOK, 4<sup>TH</sup> SECTOR RECORDED IN MAP BOOK 7, PAGE 67, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, GRAVEL, IN, ON, UNDER AND THAT MY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B OR AS RECORDED IN DEED BOOK 32, PAGE 48. THE COMPANY MAKES NOT REPRESENTATION AS TO THE PRESENT OWNERHSIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS EXCEPTIONSOR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 25, PAGE 299 AND DEED BOOK 27, PAGE 890, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
5. AGREEMENTS WITH ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 27, APGE 891, AND DEED BOOK 46, PAGE 880.

- 6. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 315, PAGES 294 AND 369.
- 7. CERTIFICATE OF INCORPORATION OF MEADOWBROOK HOMEOWNER'S ASSOCIATION AS RECORDED IN BOOK 28, PAGE 183.

\$214,400.00 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 6th day of November, 2013.

*Chris L. Albright*  
 \_\_\_\_\_  
 CHRIS L. ALBRIGHT  
*Kate T. Albright*  
 \_\_\_\_\_  
 KATE T. ALBRIGHT


STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRIS L. ALBRIGHT and KATE T. ALBRIGHT, 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 6th day of November, 2013.

  
 \_\_\_\_\_  
 Notary Public  
 Print Name: *Charles Stewart, Jr.*  
 Commission Expires: *11-30-16*

Shelby County, AL 11/07/2013  
 State of Alabama  
 Deed Tax: \$54.00

  
 20131107000439720 2/2 \$71.00  
 Shelby Cnty Judge of Probate, AL  
 11/07/2013 11:44:05 AM FILED/CERT