

Send tax notice to:

LAURA LYNN HAINES
3490 WILDEWOOD DR
PELHAM, AL, 35124

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

2013562

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Eight Thousand Nine Hundred and 00/100 Dollars (\$98,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RACHEL BARRANCO AND CHARLES BARRANCO, WIFE AND HUSBAND **whose mailing address** is: 1035 VALLEY CREST DRIVE, HOOVER, AL 35226 (hereinafter referred to as "Grantors") by LAURA LYNN HAINES **whose mailing address** is: 3490 WILDEWOOD DR, PELHAM, AL 35124 (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 40, BLOCK 2, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE FIFTH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 165, 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. SUCH STATE OF TACTS AS SHOWN ON THE WILDEWOOD VILLAGE FIFTH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 165, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. AGREEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 78, PAGE 86.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 264, PAGE 28 AND REAL 75, PAGE 683.
5. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 315, PAGE 207 AND REAL 21, PAGE 308.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEC, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 78, PAGE 99, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$93,955.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

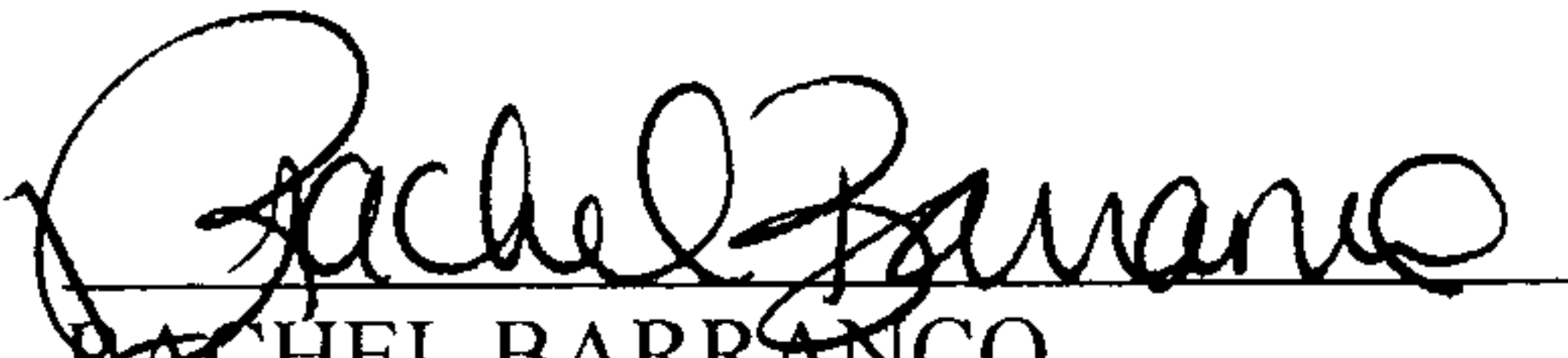

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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,


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Shelby County, AL 11/07/2013
State of Alabama
Deed Tax: \$5.00

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

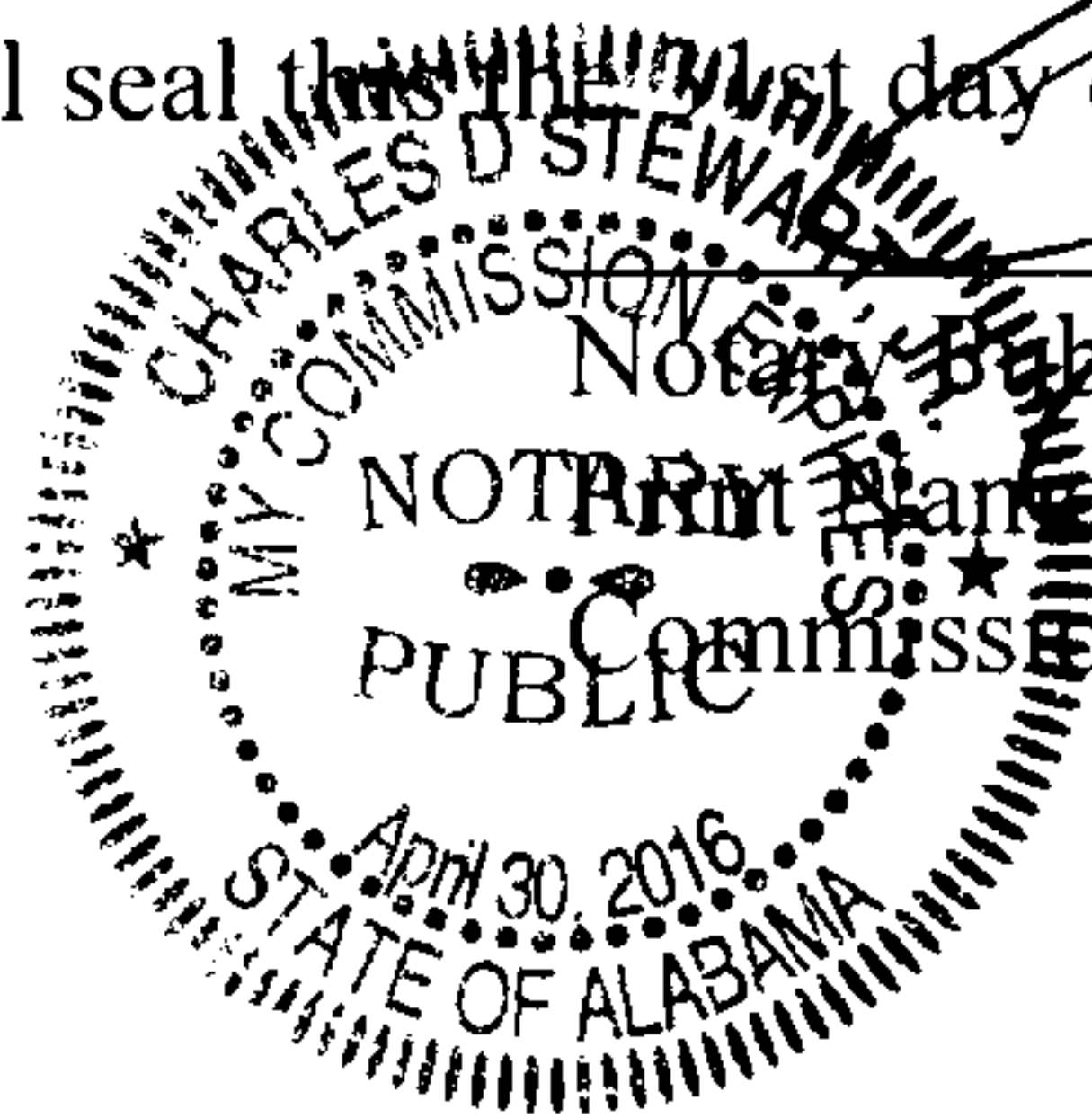
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of October, 2013.



RACHEL BARRANCO

CHARLES BARRANCO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RACHEL BARRANCO AND CHARLES BARRANCO, whose name 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 31st day of October, 2013.


Charles D Stewart
Notary Public
Commission Expires: 4-30-16


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