

Send tax notice to:  
STEVE RICE  
2186 BANEBARY DRIVE  
BIRMINGHAM, AL 35242

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

STATE OF ALABAMA

2013569

SHELBY COUNTY

**WARRANTY DEED**

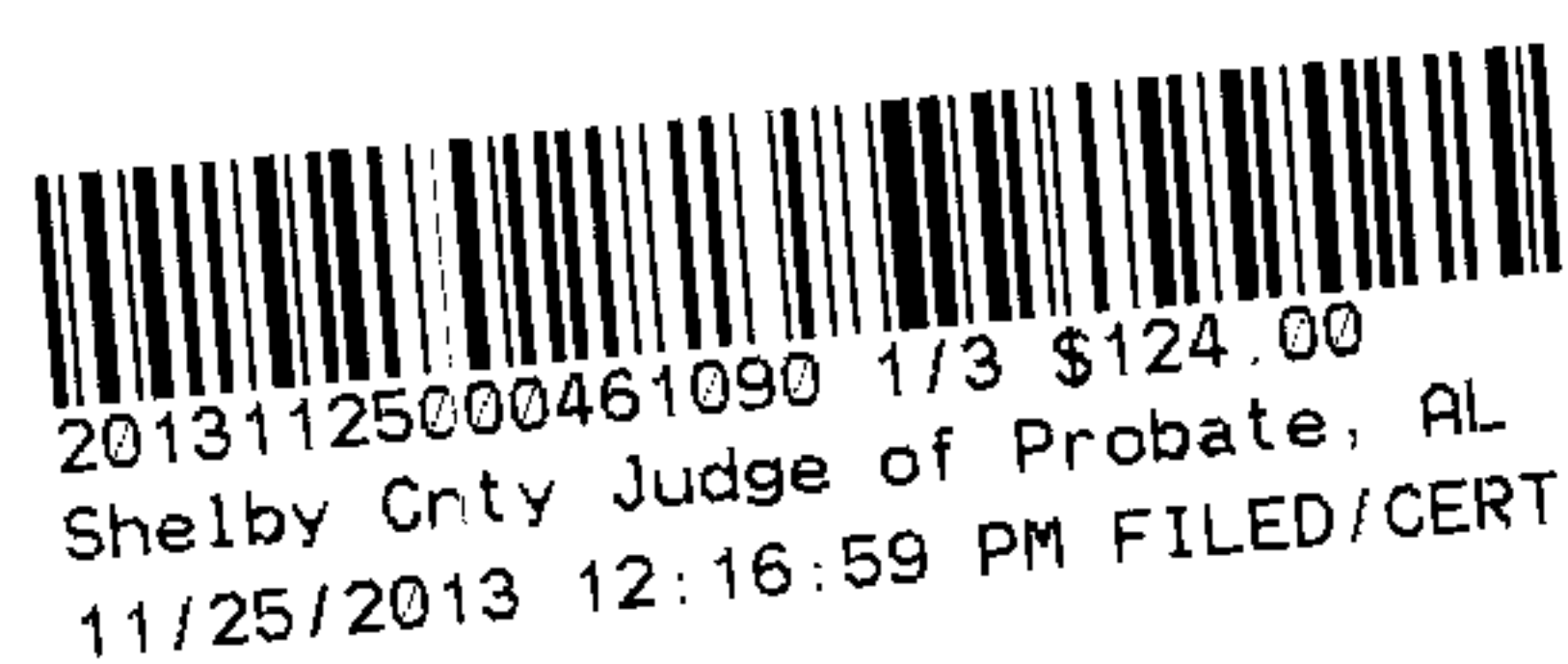
KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$103,750.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JMB MAKERS, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 4898 VALLEYDALE ROAD, BIRMINGHAM, AL 35244** (hereinafter referred to as "Grantor") by STEVE RICE and JEANNIE RICE **whose mailing address is: 2186 BANEBARY DRIVE, BIRMINGHAM, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD, 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 A&B, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
4. BUILDING SET BACK LINE OF 50 FEET RESERVED FROM PRESTWICK DRIVE, AS SHOWN PER PLAT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 1992-24863, IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 39, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT(S) OF WAY GRANTED TO SHELBY COUNTY, AS SET OUT IN DEED BOOK 290, PAGE 552 AND DEED BOOK 243, PAGE 93, IN THE PROBATE OFFICE.
8. EASEMENT(S) GRANTED TO USX AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS SET OUT IN DEED BOOK 119, PAGE 887, IN THE PROBATE OFFICE.
9. RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 337, PAGE 267, REAL 270, PAGE 91, REAL 75, PAGE 707, AND REAL 318, PAGE 16, IN THE PROBATE OFFICE.






10. RIGHT(S) OF WAY(S) GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET OUT IN VOLUME 329, PAGE 423, IN THE PROBATE OFFICE.
11. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS AS SET OUT IN VOLUME 176, PAGE 186, INST. NO. 20040223000148620 AND INST. NO. 20040323000148630, IN PROBATE OFFICE.
12. TERMS AND CONDITIONS, LIMITATIONS, OBLIGATIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS IN INST. NO. 200130411000221760 AND CORRECTED IN INST. NO. 20070111000016540 AND INST. NO. 20050104000002410, IN PROBATE OFFICE.
13. RESTRICTIONS, CONDITIONS, USES, EASEMENTS, MINERAL AND MINING RIGHTS, RIGHTS INCIDENTAL THERETO INCLUDING RELEASE OF DAMAGES SET FORTH IN DEED BOOK 146, PAGE 237, INST. NO. 20030411000221780 AND INST. NO. 20030411000221790, IN PROBATE OFFICE
14. NON EXCLUSIVE ASSIGNMENT OF SIGN RIGHTS AS SET FORTH IN INST. NO. 20030411000221770 IN PROBATE OFFICE.
15. RESERVATIONS AND RIGHTS IN DEED BOOK RECORDED IN INST. NO. 20030411000221750 AND CORRECTED IN INST. NO. 20060307000106860 IN PROBATE OFFICE.
16. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20071108000516910 IN PROBATE OFFICE.
17. GOLF CART PATHS AND SIGN EASEMENT AGREEMENT RECORDED IN INST. NO. 2000-24963 IN THE PROBATE OFFICE
18. SUBJECT TO ANY EASEMENTS WITHIN AND WITHOUT HEATHERWOOD SUBDIVISION AND/OR GOLF COURSE, CART PATH AND TUNNEL, MAP BOOK 8, PAGE 27, MAP BOOK 9, PAGE 66, MAP BOOK 8, PAGE 28, MAP BOOK 9, PAGE 161 AND MAP BOOK 19, PAGE 158 AND AS SHOWN BY THE SURVEY OF CHARLES A. WILLIAMS, DATED NOVEMBER 20, 2006, IN PROBATE OFFICE.
19. AGREEMENT BY AND BETWEEN HGC, INC AND HEATHERWOOD HOLDINGS, LLC DATED 7/5/00 AND RECORDED AS INST. NO. 2000-22843 IN PROBATE OFFICE
20. AGREEMENT WITH RESPECT TO SURFACE AND SUBSURFACE USES, LIME GREEN RECORDED AS INST. NO. 20040323000148640 IN PROBATE OFFICE.

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

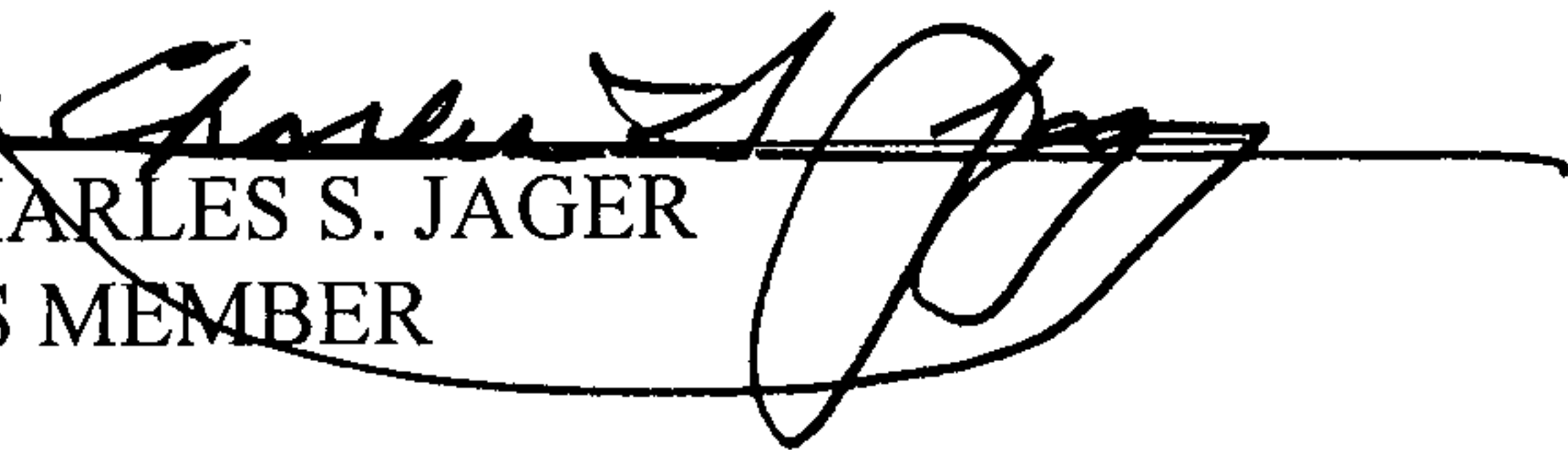
TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 11/25/2013  
State of Alabama  
Deed Tax: \$104.00

  
20131125000461090 2/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
11/25/2013 12:16:59 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, JMB MAKERS, LLC, by CHARLES S. JAGER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of November, 2013.

JMB MAKERS, LLC

By:   
CHARLES S. JAGER  
ITS MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

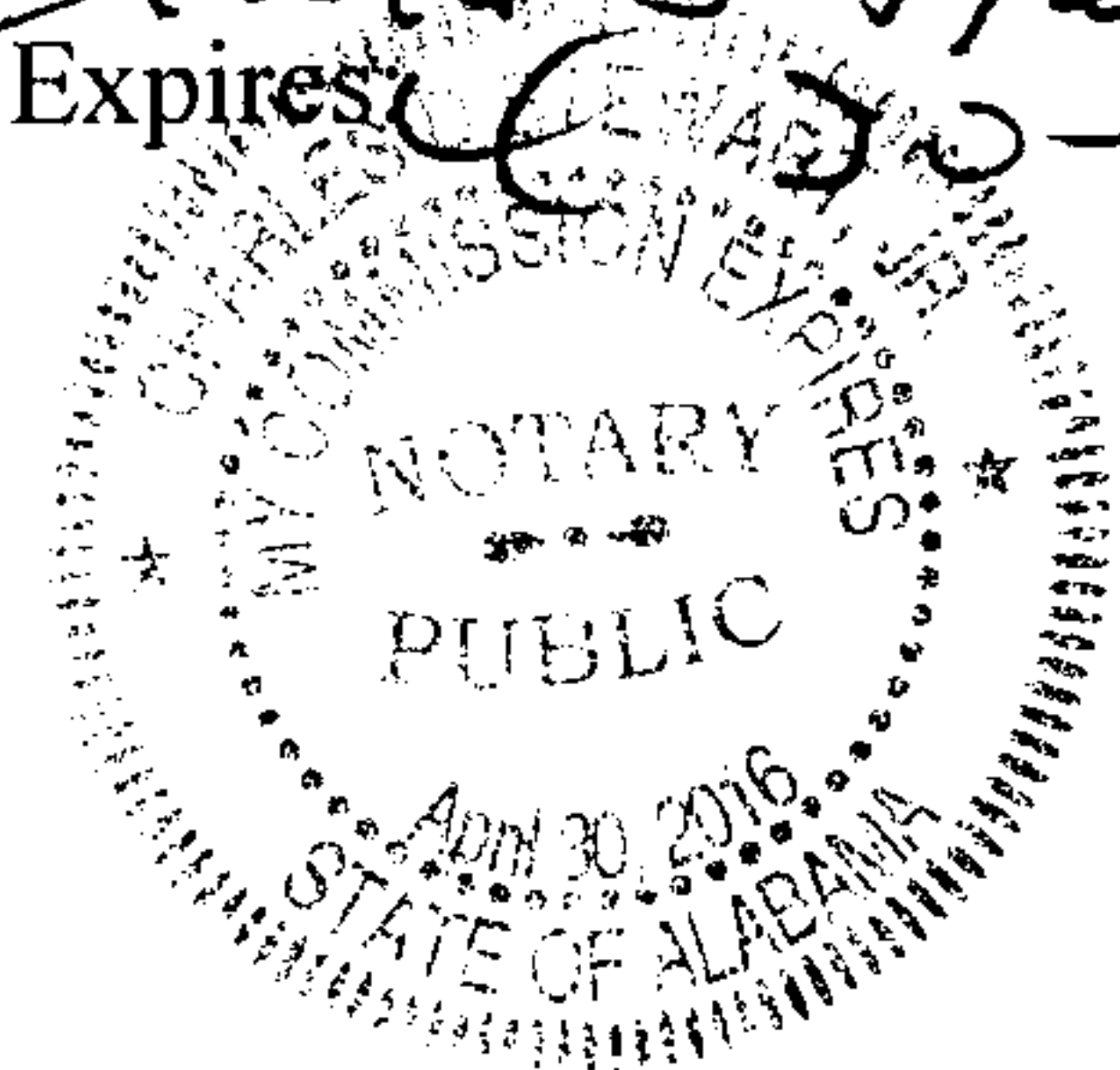
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles S. Jager, whose name as Member of JMB Makers, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this the 6<sup>th</sup> day of November, 2013.

  
Notary Public

Print Name:

Commission Expires:



  
20131125000461090 3/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
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