

STATE OF ALABAMA)  
COUNTY of SHELBY)

20131205000471540 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/05/2013 12:15:17 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SERVIS FIRST BANK** an Alabama Corporation (GRANTOR) whose address is 850 Shade Creek Parkway, Suite 200, Birmingham, AL 35209 does grant, bargain, sell and convey unto RYAN KELLEY (GRANTEE) whose address is 336 Willow Leaf Circle, Wilsonville, AL 35186 the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**LOT 311, ACCORDING TO THE SURVEY OF FINAL PALT WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGE 137 A, B and C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 336 Willow Leaf Circle, Wilsonville, AL 35186**

**Subject to:**

Ad valorem taxes due October 1, 2014.

Easements and building line as shown on recorded map.

Restrictions appearing of record in Instrument # 20070725000346410 and amended in Instrument # 20071023000490210.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071109000517710.

Right of Way granted to BellSouth Telecommunications as recorded in Instrument # 20060815000396440 and Instrument # 20071218000568300.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 103, Page 182.

Right of Way to Shelby County as recorded in Volume 147, Page 571.

Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20071109000517700.

Articles of Incorporation of Willow Oaks Homeowners Association, Inc. by instrument recorded in Instrument # 20070725000346420 and By-Laws recorded in Instrument # 20070725000346430.

All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Rusert Homes, LLC to ServisFirst Bank, recorded in Instrument #20111102000327940, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to ServisFirst Bank, recorded in Instrument #20130827000350150

**\$250,381.00 of the consideration was paid from the proceeds of a mortgage loan.**

**TO HAVE AND TO HOLD** unto the said GRANTEE his heirs, successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 27th day of November, 2013.

**SERVIS FIRST BANK** an Alabama Corporation

By: 

**CLARK ZINSMEISTER**  
**ITS VICE PRESIDENT**

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that CLARK ZINSMEISTER whose name as Vice President of **SERVIS FIRST BANK** an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal of office this 28th day of October, 2013.

Notary Public

Commission Expires: 11/09/14

PREPARED BY:

GENE W. GRAY, JR.

2100 SOUTHBRIDGE PARKWAY,

SUITE 338

BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:

RYAN KELLEY

336 Willow Leaf Circle

Wilsonville, AL 35051

Shelby County, AL 12/05/2013  
State of Alabama  
Deed Tax: \$5.00

