

Send tax notice to:

JANET S. MOORE
911 HADDINGTON DALE
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

2013428

WARRANTY DEED


20131217000482660 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID D. BURKE, AN UNMARRIED MAN **whose mailing address is: 1312 ESSEX MANOR, HOMEWOOD, AL 35209** (hereinafter referred to as "Grantors") by JANET S. MOORE **whose mailing address is: 911 HADDINGTON DALE, 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 306, ACCORDING TO THE FINAL PLAT HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 12, 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 FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 32, PAGE 12.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY 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. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
4. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM HADDINGTON DALE AS SHOWN BY RECORDED PLAT.
5. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT WITHIN THE BUILDING SET BACK LINE.
6. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #20031001000660230, IN THE PROBATE OFFICE, BUT OMITTING, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

Shelby County, AL 12/17/2013
State of Alabama
Deed Tax: \$19.50

7. COVENANT FOR STORM WATER RUNOFF RECORDED AS INST. #20031016000693510, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RELEASE OF DAMAGES, SINKHOLES, AND CERTAIN RESTRICTIONS AND LIMITATIONS AS SET OUT IN INST. #20031016000693510, IN SAID PROBATE OFFICE.
9. ARTICLES OF INCORPORATION OF BALLANTRAE RESIDENTIAL ASSOCIATION RECORDED IN INST. #2003-66776, IN SAID PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 32, PAGE 12, IN SAID PROBATE OFFICE.

\$175,500.00 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 11th day of December, 2013.



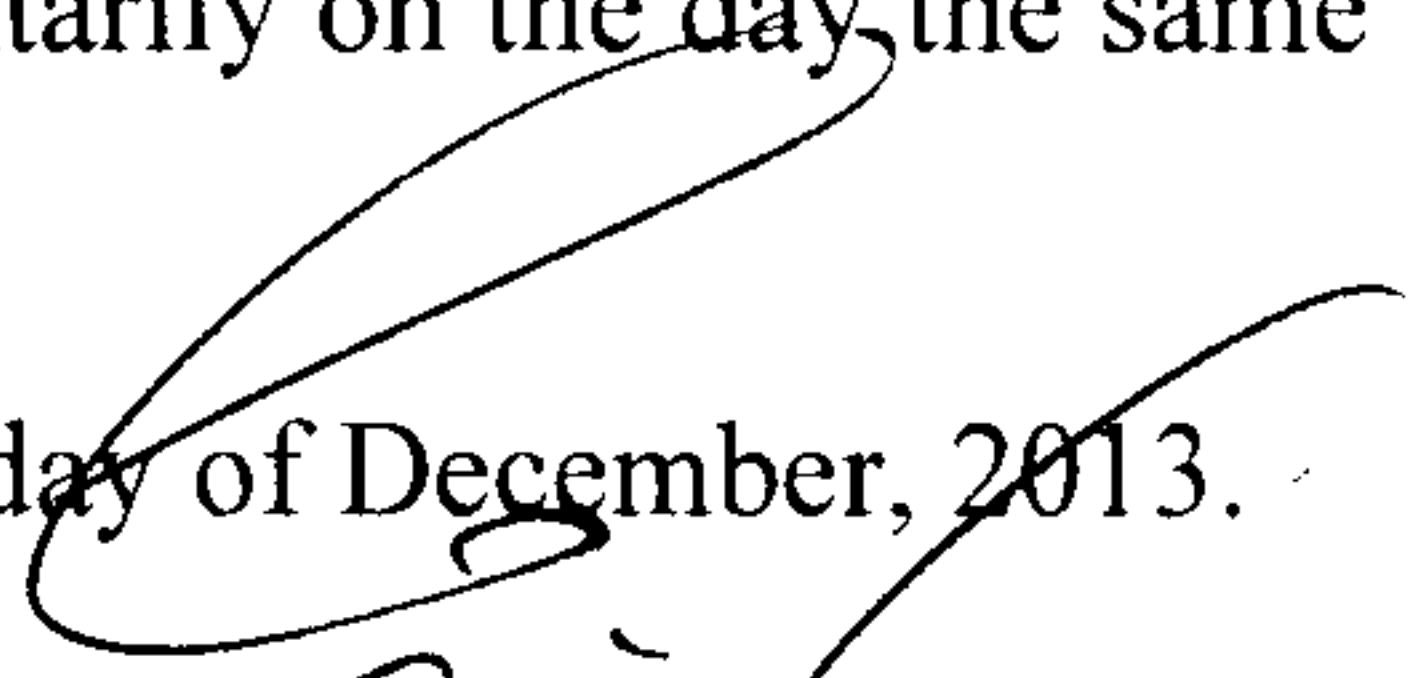
DAVID D. BURKE


20131217000482660 2/2 \$36.50
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID D. BURKE, whose name 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 executed the same voluntarily on the day the same bears date.

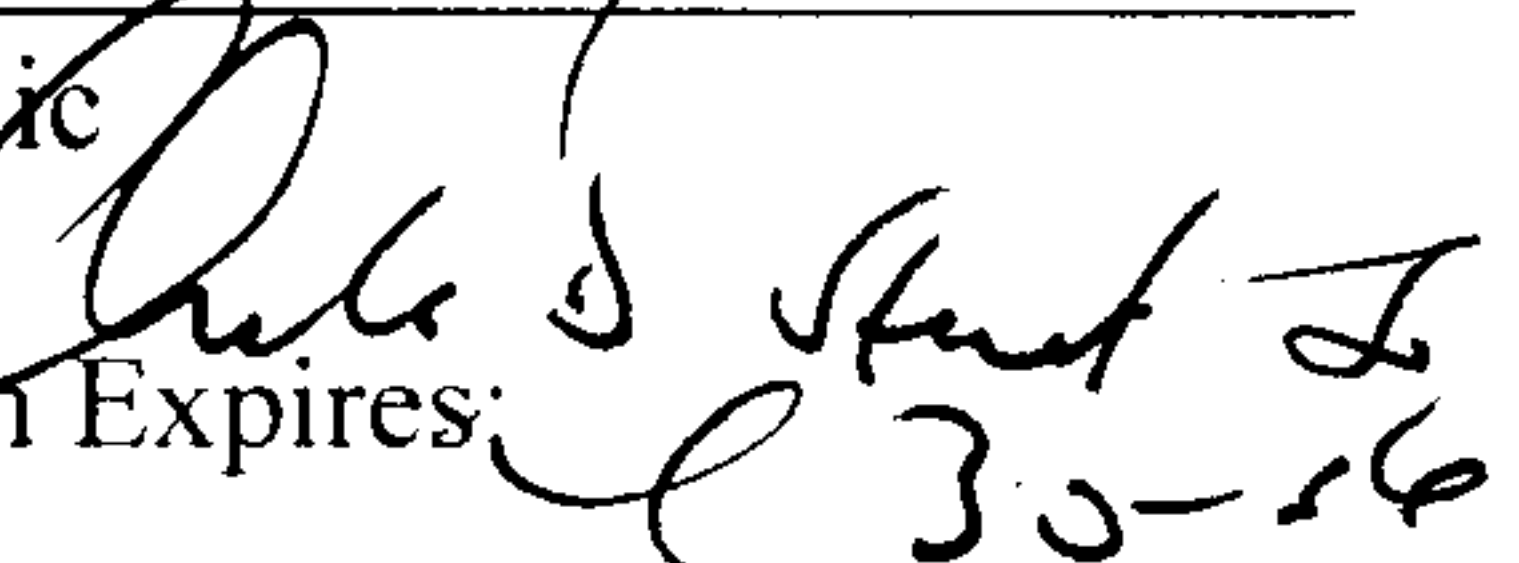
Given under my hand and official seal this the 11th day of December, 2013.



Notary Public

Print Name:

Commission Expires:


3-16