

Send tax notice to:

JULIE JO GILMORE
200 REACH WAY
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

2013587

WARRANTY DEED


20131217000482710 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRIAN E. CALLANS and CRYSTAL CALLANS, HUSBAND AND WIFE **whose mailing address is:** 3325 Willis Drive, Birmingham AL 35243 (hereinafter referred to as "Grantors") by JULIE JO GILMORE **whose mailing address is:** 200 REACH WAY, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 21, ACCORDING TO THE AMENDED PLAT OF FINAL RECORDED PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A & 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2000-9755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

CRYSTAL CALLANS IS ONE AND THE SAME AS CRYSTAL N. ROGERS.

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 THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A & 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #2000-9755 AND 1ST AMENDMENT IN INSTRUMENT #2000-17136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SET OUT IN DEED 109, PAGE 70 AND DEED 145, PAGE 22.

5. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL AS SET FORTH IN DEED BOOK 324, PAGE 840 AND DEED BOOK 329, PAGE 430, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. NATURAL GAS SUPPLY EASEMENT TO ALABAMA GAS CORPORATION AS SET OUT IN INSTRUMENT #2000-1818.
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 27, PAGE 11A & 11B.
8. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #2002-13694 AND INSTRUMENT #20030205000070540, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$142,500.00 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 2nd day of December, 2013.


BRIAN E. CALLANS

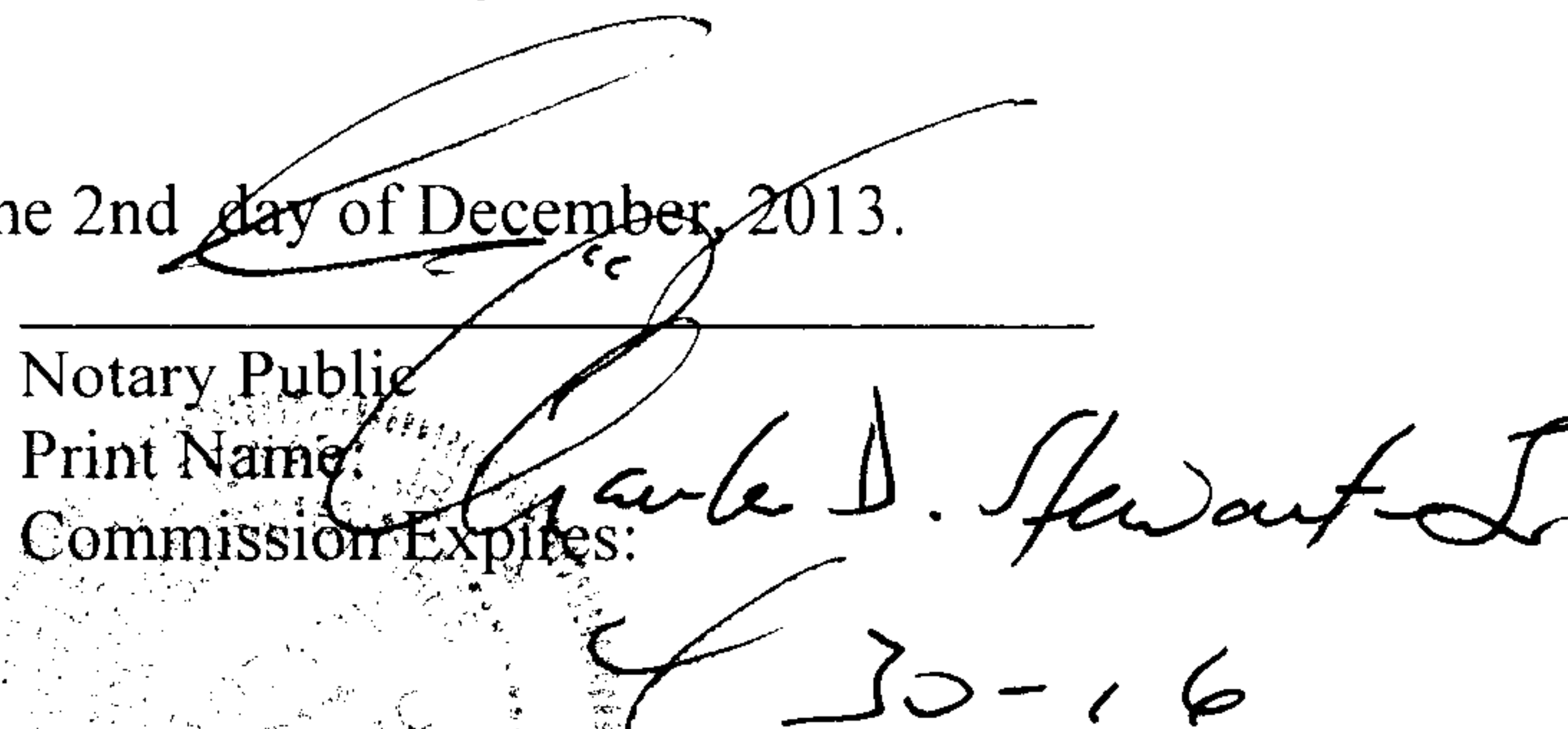
CRYSTAL CALLANS

STATE OF ALABAMA
COUNTY OF SHELBY


20131217000482710 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN E. CALLANS and CRYSTAL CALLANS, whose names 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 the 2nd day of December, 2013.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 3-30-16

