

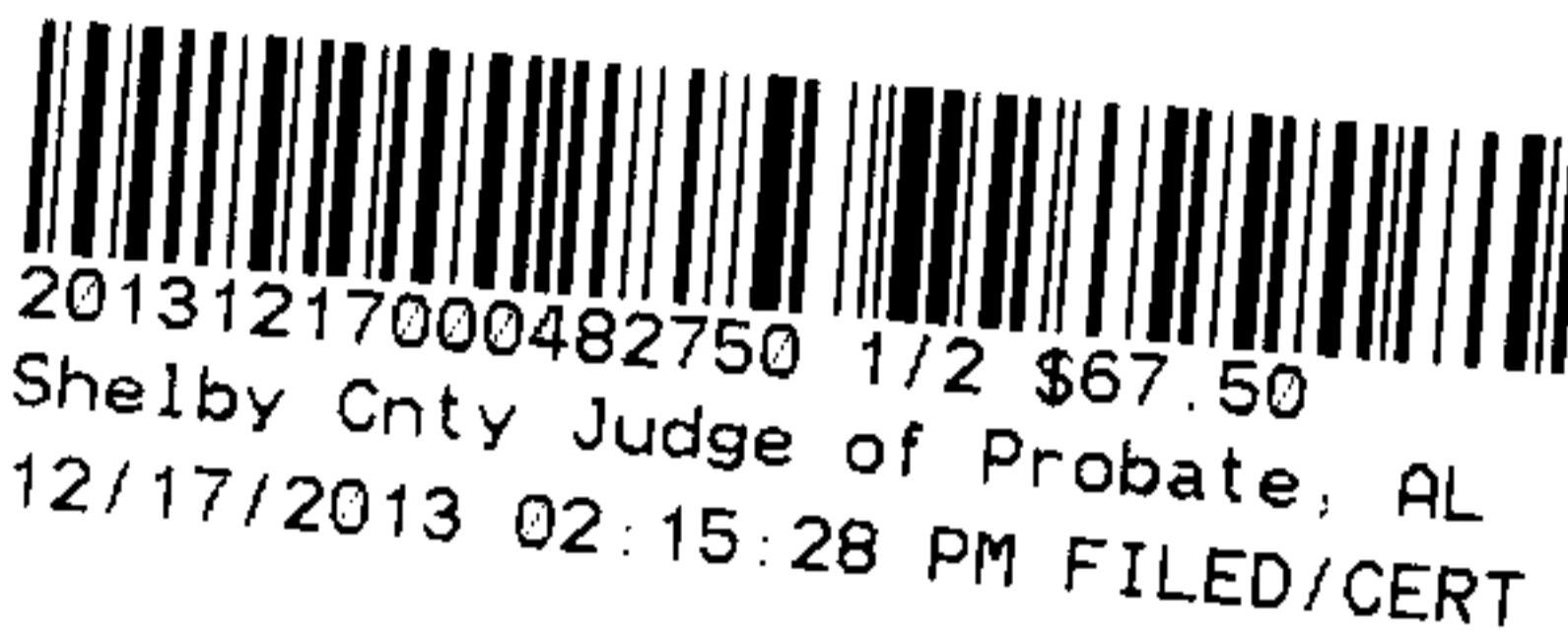
Send tax notice to:

CHRISTOPHER L. RHOADS  
4553 MAGNOLIA DRIVE  
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

2013610



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-One Thousand Three Hundred Five and 00/100 Dollars (\$251,305.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BETH EVANS, A SINGLE INDIVIDUAL whose mailing address

is: 301 Macallan Drive Pelham AL 35124  
(hereinafter referred to as "Grantors") by CHRISTOPHER L. RHOADS whose mailing address is: 4553 MAGNOLIA DRIVE, 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 18, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 13, PAGE 102 A AND B, SHELBY COUNTY, ALABAMA RECORDS.

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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING THOSE IN DEED BOOK 327, PAGE 553 AND DEED BOOK 32, PAGE 183, IN SAID PROBATE OFFICE.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF THE MAGNOLIA'S AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 13 PAGE 102, A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS CHARGES AND LIENS, RECORDED IN BOOK 263, PAGE 551 IN SAID PROBATE OFFICE.
5. ARTICLES OF INCORPORATION OF THE MAGNOLIA'S AT BROOK HIGHLANDS HOMEOWNERS ASSOCIATION, INC. RECORDED IN BOOK 263, PAGE 578 TOGETHER WITH BY LAWS RECORDED IN BOOK 263, PAGE 586, AND ALL AMENDMENTS THERETO.
6. DECLARATION OF PROTECTIVE COVENANTS FOR THE WATERSHED PROPERTY RECORDED IN REAL 194, PAGE 54, IN SAID PROBATE OFFICE.
7. EASEMENTS TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL 253, PAGE 817 IN SAID PROBATE OFFICE

8. DRAINAGE EASEMENT RECORDED IN REAL 125, PAGE 238, IN SAID PROBATE OFFICE.

\$201,044.00 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 6th day of December, 2013.

  
BETH EVANS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETH EVANS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 2013.

