

Send tax notice to:


CHARLENE KAY SERBU
1337 NARROWS POINT BEND
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

2013606

WARRANTY DEED


20131217000482790 1/2 \$117.00
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JON DAVID HUNT and JENILEE C. HUNT, HUSBAND AND WIFE **whose mailing address is: 5240 BIRDSONG ROAD, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by CHARLENE KAY SERBU **whose mailing address is: 1337 NARROWS POINT BEND, 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 28, ACCORDING TO THE FINAL PLAT OF NARROWS POINT - PHASE 5, AS RECORDED IN MAP BOOK 35, PAGE 90 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN 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).



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. TRANSMISSION POWER LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 154; DEED BOOK 123, PAGE 420 AND DEED BOOK 102, PAGE 181.
3. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 324, PAGE 840 AND DEED BOOK 321, PAGE 610, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$75,000.00 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.

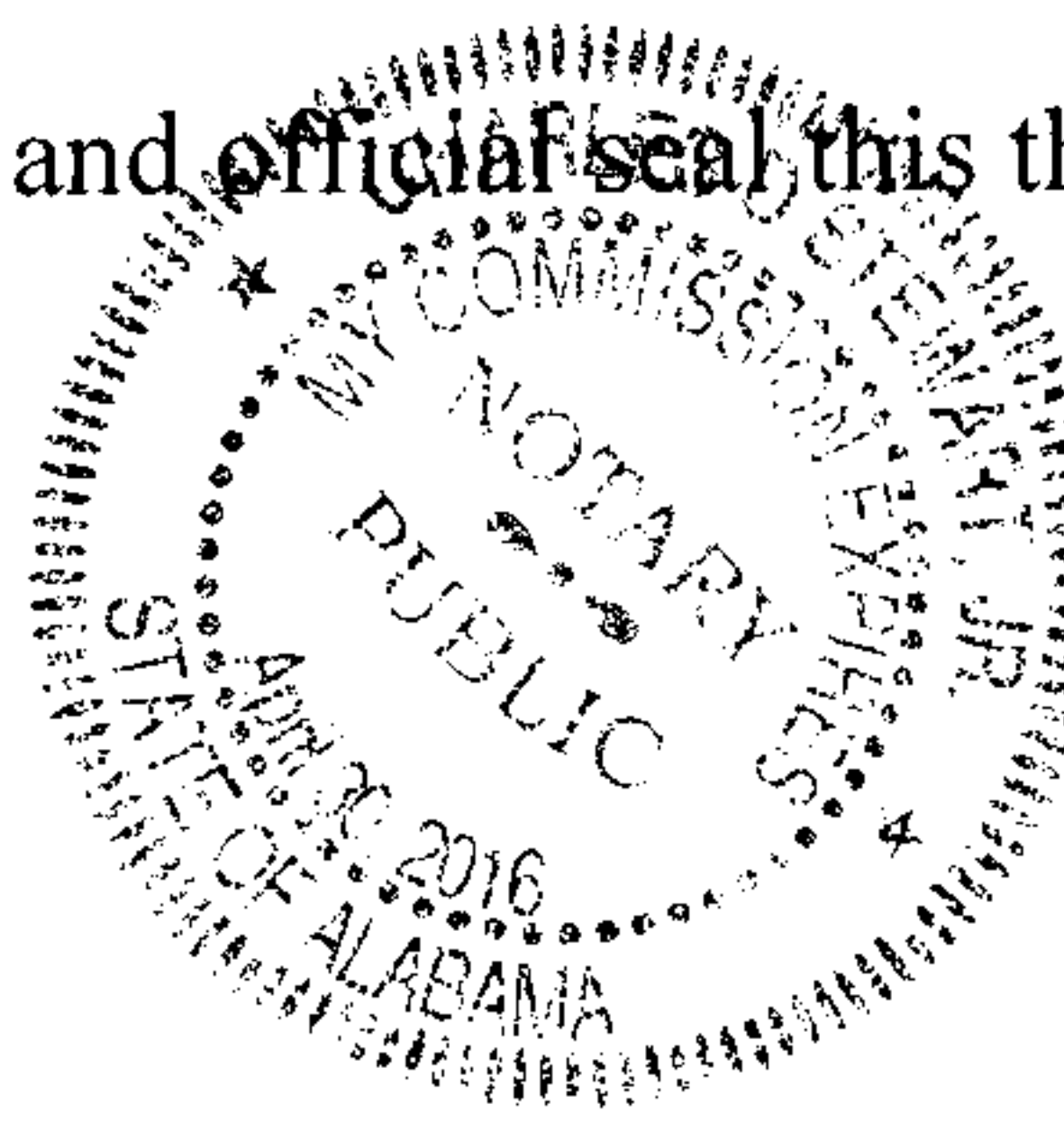
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of December, 2013.


JON DAVID HUNT

JENILEE C. HUNT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON DAVID HUNT and JENILEE C. HUNT, 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.

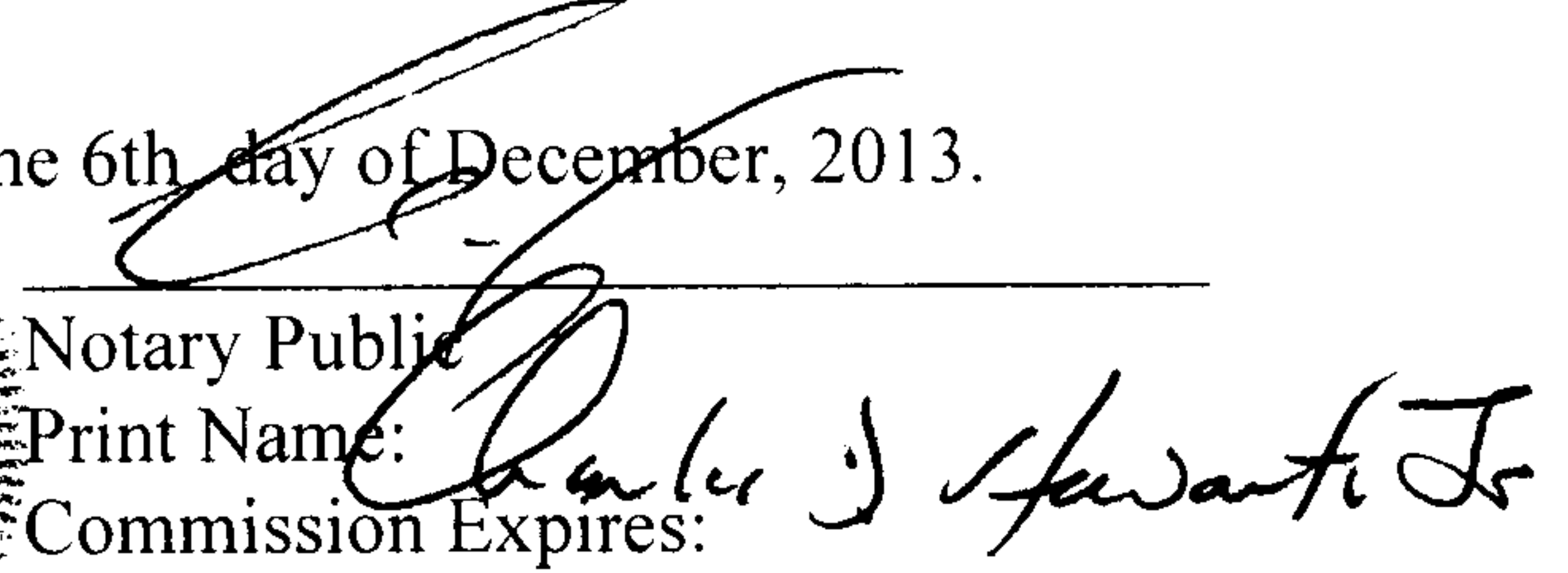
Given under my hand and official seal this the 6th day of December, 2013.



Notary Public

Print Name:

Commission Expires:


Charles J. Stewart Jr.
35-66



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