

Send tax notice to:


ERIK JOHNSON
1932 ARBOR COURT
BIRMINGHAM, AL, 35244

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

2014022

WARRANTY DEED


20140210000036880 1/2 \$48.50
Shelby Cnty Judge of Probate, AL
02/10/2014 12:30:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID D. SHORES and CARRIE J. SHORES, HUSBAND AND WIFE **whose mailing address is:**
2314 Ashby Lane, Birmingham, AL 35226 (hereinafter referred to as "Grantors") by ERIK JOHNSON and XIOMARA ORTIZ-RAMIREZ **whose mailing address is: 1932 ARBOR COURT BIRMINGHAM, AL 35244** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF FINAL PLAT, ARBOR HILL ,PHASE I, AS RECORDED IN MAP BOOK 31, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

CARRIE J. SHORES IS ONE AND THE SAME PERSON AS CARRIE JACQUELINE JULIANO
SUBJECT TO:

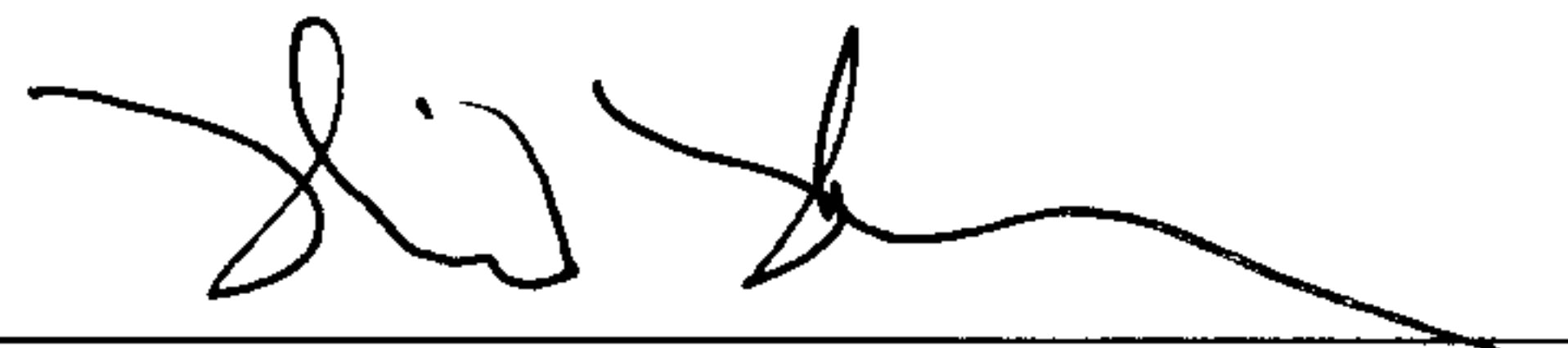
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. LOT 7, ACCORDING TO THE SUREY OF FINAL PLAT, ARBOR HILL, PHASE I, AS RECORDED IN MAP BOOK 31, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM ARBOR COURT, AS SHOWN PER PLAT.
4. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN REAL 65, PAGE 1 AND DEED BOOK 332, PAGE 554, IN THE PROBATE OFFICE.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 69, PAGE 455, AND COVENANTS PERTAINING THERETO AS RECORDED IN REAL 69, PAGE 458, IN PROBATE OFFICE.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 121, PAGE 294, DEED BOOK 126, PAGE 140, DEED BOOK 9, PAGE 302, DEED BOOK 255, PAGE 168, DEED BOOK 6, PAGE 16, AND DEED BOOK 111, PAGE 625, AND DEED BOOK 268, PAGE 344 IN PROBATE OFFICE.
7. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 136, PAGE 34, DEED BOOK 151, PAGE 449, DEED BOOK 136, PAGE 28, AND DEED BOOK 108, PAGE 363, IN PROBATE OFFICE.

8. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY,
AS SET OUT IN DEED BOOK 332, PAGE 554, IN THE PROBATE
OFFICE.

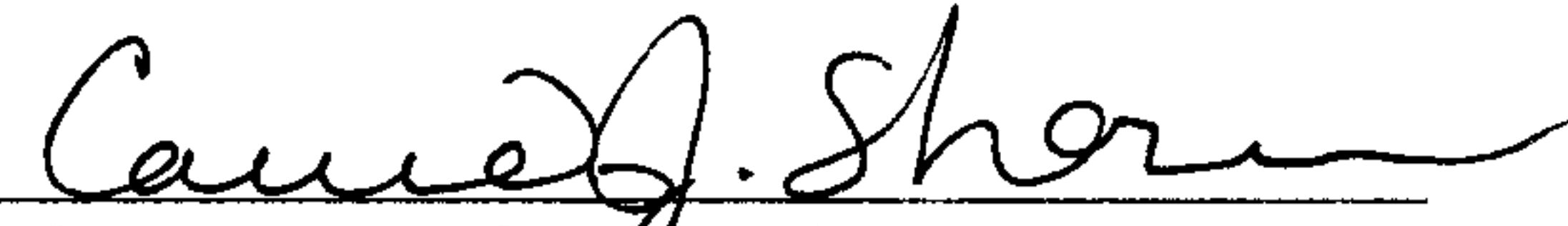
\$283,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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 Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

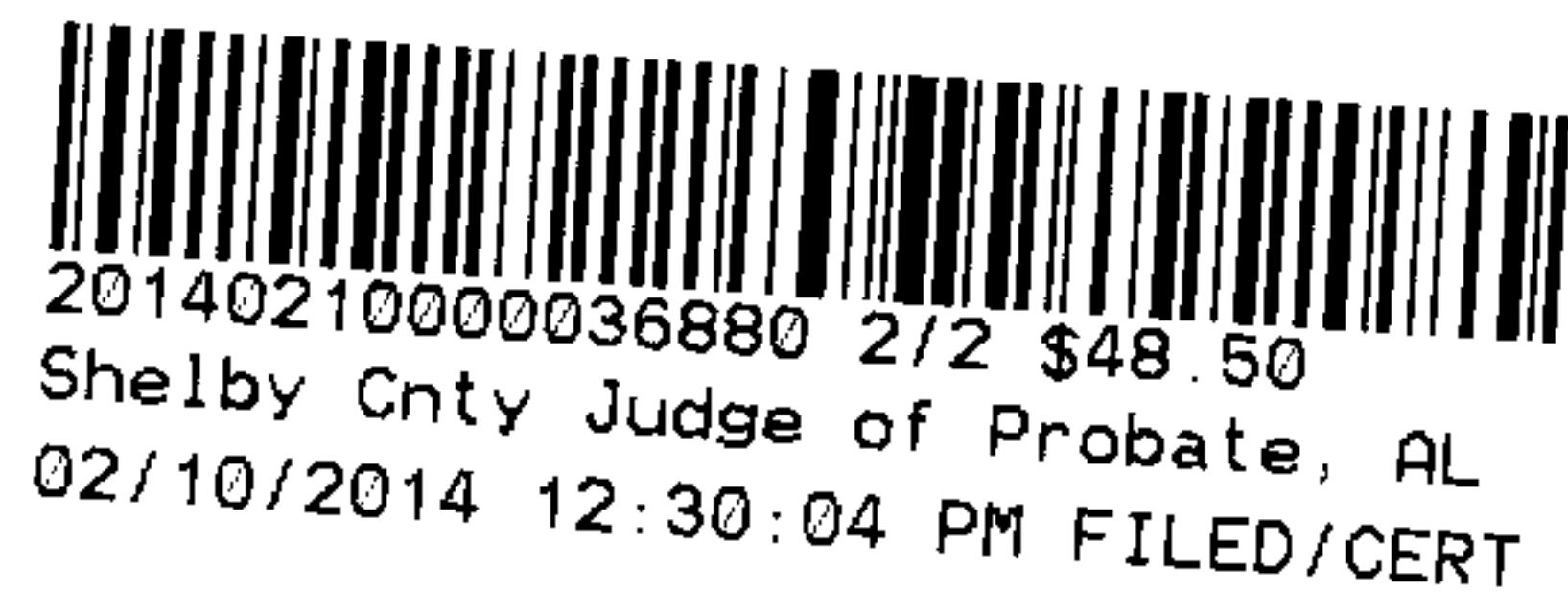
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 6th day of February, 2014.



DAVID D. SHORES



CARRIE J. SHORES



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. SHORES AND CARRIE J. SHORES, 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 February, 2014.



Notary Public

Print Name:

Commission Expires:

