

Send tax notice to:

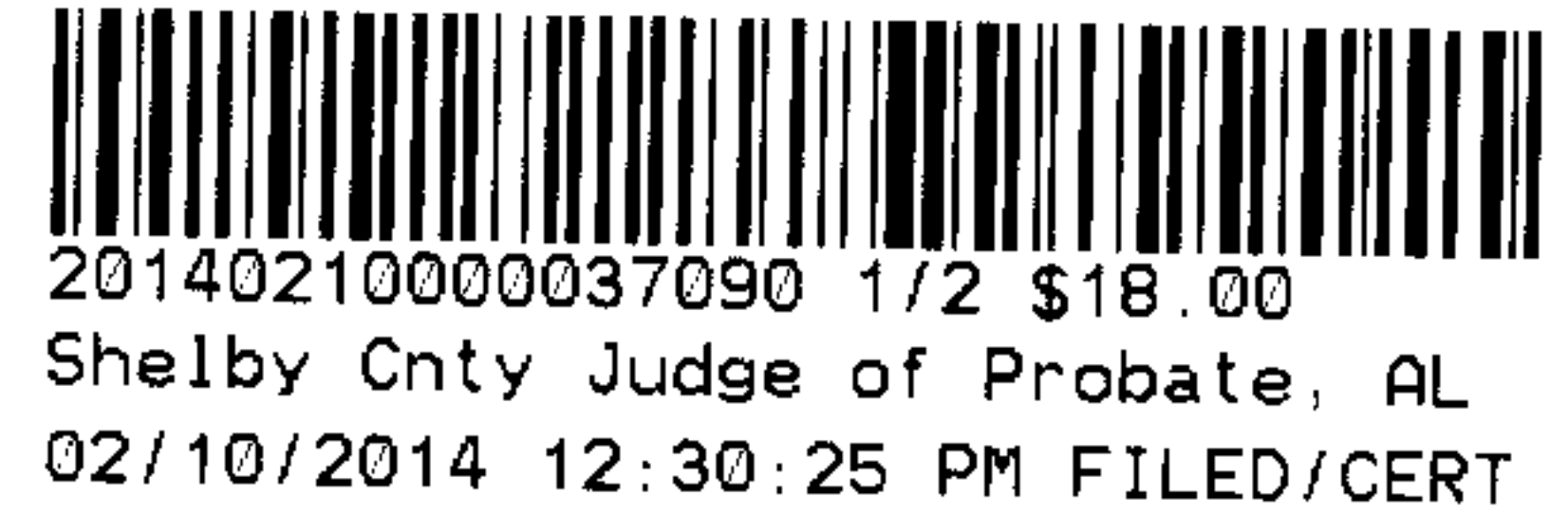
ROGER KORY GLASS
104 MOSS HILL CIRCLE
CALERA, AL, 35040

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

2014035

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand and 00/100 Dollars (\$156,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SUSAN S. HYATT, A SINGLE INDIVIDUAL **whose mailing address** is: 853 WILLOW OAK DRIVE, BIRMINGHAM, AL 35244 (hereinafter referred to as "Grantors") by ROGER KORY GLASS, A SINGLE INDIVIDUAL **whose mailing address** is: 104 MOSS HILL CIRCLE, CALERA, AL 35040 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 47, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 6, PHASE ONE, AS RECORDED IN MAP BOOK 17, PAGE 93, 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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS
3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS
4. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF SOUTHERN HILLS, SECTOR 6, PHASE ONE RECORDED IN MAP BOOK 17, PAGE 93, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE 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 AS RECORDED IN VOLUME 279, PAGE 225.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT #1993-29539 AND INSTRUMENT #1993-29537.
7. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 220, PAGE 40 AND DEED BOOK 271, PAGE 100.
8. SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY OR HEREIN AFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS RECORDED IN BOOK 17, PAGE 93.

\$159,183.00 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 31st day of January, 2014.

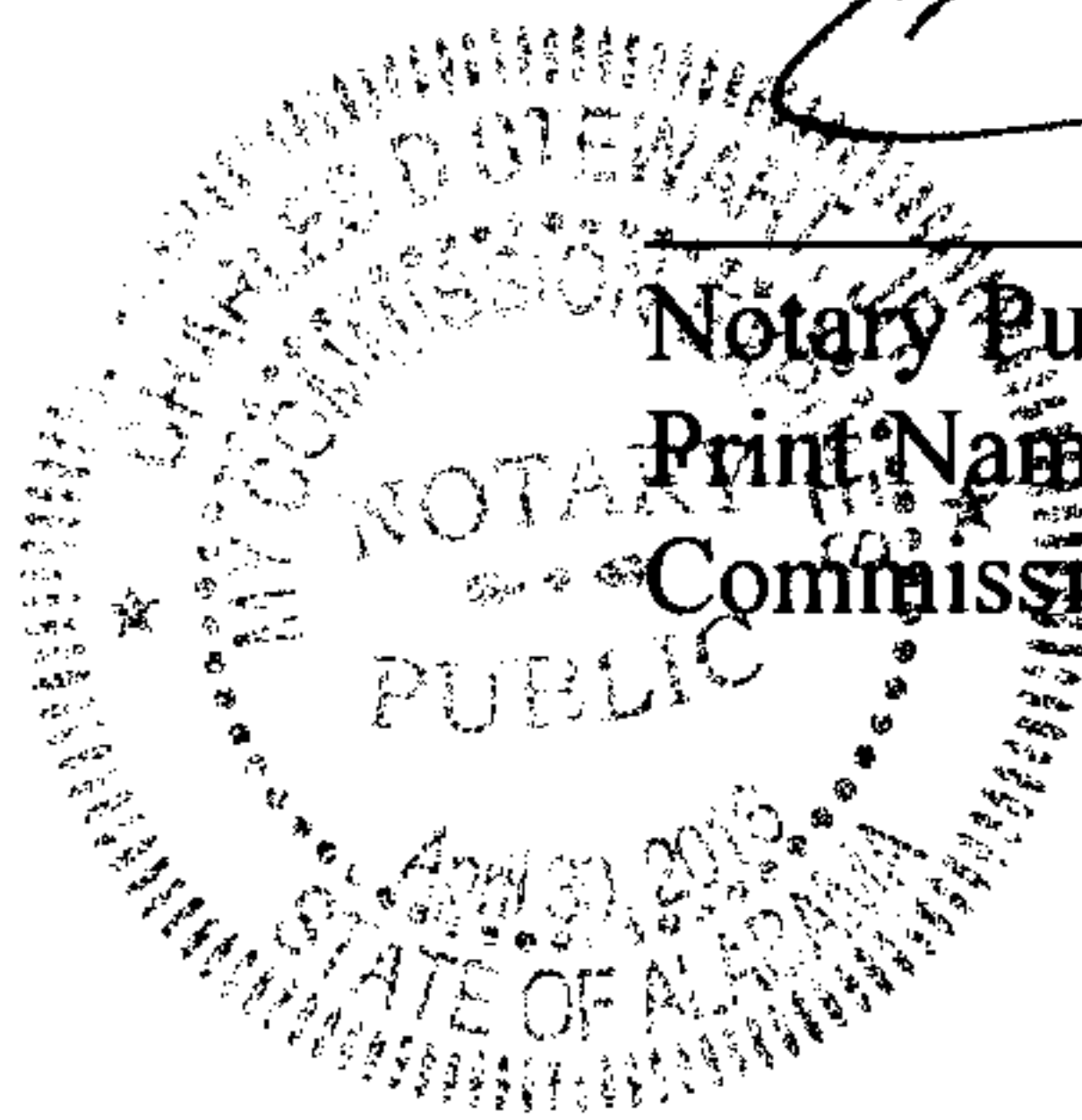



SUSAN S. HYATT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN S. HYATT, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2014.


Notary Public
Print Name: Charles D. Havant
Commission Expires: 12-31-15


20140210000037090 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/10/2014 12:30:25 PM FILED/CERT