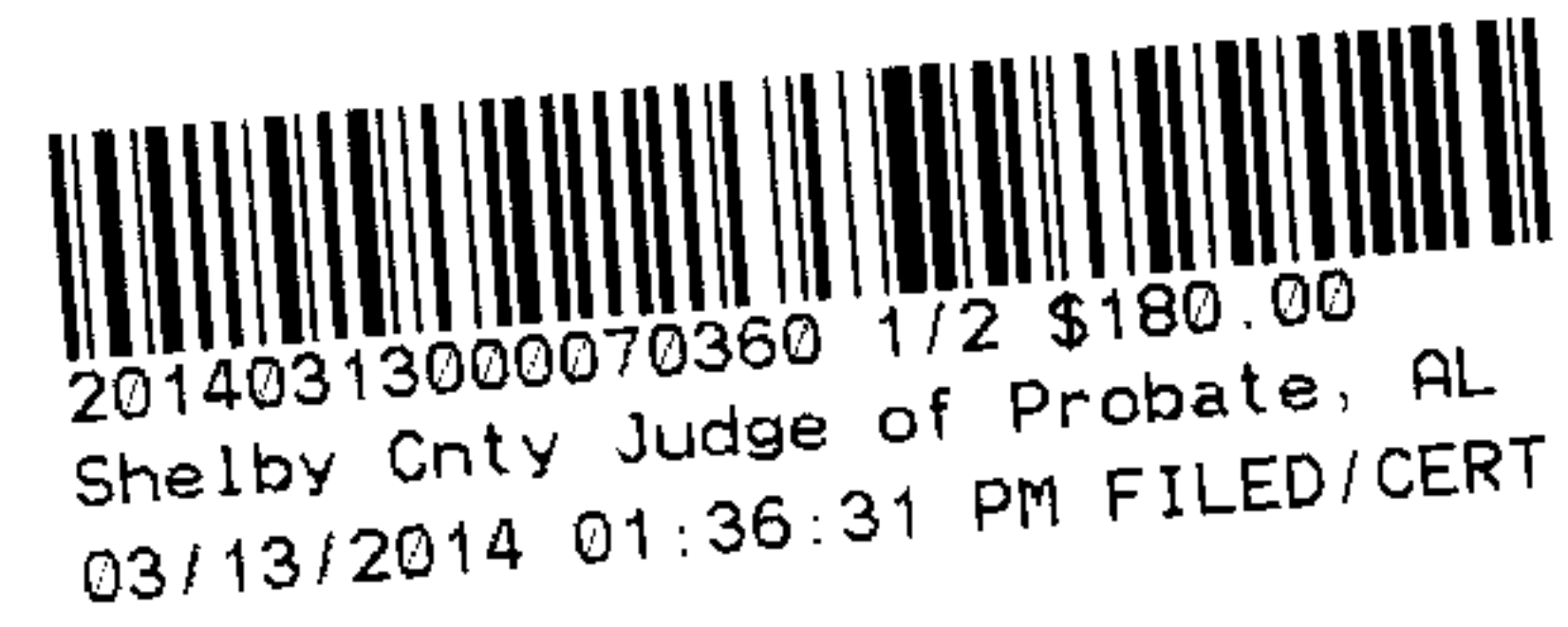


Send tax notice to:  
C. D. HOWARD  
125 Lenox Drive  
Birmingham, AL 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2014085



**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Three Thousand and 00/100 Dollars (\$163,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, NORMAN B. TEAGUE, JANE F. TEAGUE AND JANE F. CHANDLER, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE TEAGUE LIVING TRUST, DATED JANUARY 14, 2014 AND ANY AMENDMENTS THERETO **whose mailing address** is 4008 CROSS GROVE CIRCLE, BIRMINGHAM, ALABAMA 35242 (hereinafter referred to as Grantors) in hand paid by C. D. HOWARD and MERLE H. HOWARD, HUSBAND AND WIFE **whose mailing address** is: 125 Lenox Drive Birmingham AL 35242 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF LENOX PLACE, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 44, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS
3. BUILDING LINE(S), RIGHTS OF WAY(S), EASEMENTS(S), RESERVATION(S) AND CONDITION(S), IF ANY, AFFECTING THE LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 1994-36074, INSTRUMENT NO. 1995-25231 AND INSTRUMENT NO. 1995-26311 AND MAP BOOK 19, PAGE 44, IN THE PROBATE OFFICE.
5. A 25 FOOT BUILDING SETBACK LINE FROM LENOX DRIVE AS RECORDED IN MAP BOOK 19, PAGE 44 IN THE PROBATE OFFICE.
6. NOTICE REGARDING THE AVAILABILITY OF SANITARY SEWER SERVICE AS RECORDED IN INSTRUMENT NO. 20131204000469290 IN PROBATE OFFICE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

Shelby County, AL 03/13/2014  
State of Alabama  
Deed Tax: \$163.00

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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, Grantor, THE TEAGUE LIVING TRUST, DATED JANUARY 14, 2014 by JANE F. CHANDLER its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of March, 2014.

THE TEAGUE LIVING TRUST, DATED  
JANUARY 14, 2014


*Jane F. Chandler, Trustee*  
JANE F. CHANDLER, TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANE F. CHANDLER, whose names as TRUSTEE OF THE TEAGUE LIVING TRUST, DATED JANUARY 14, 2014, 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, in her capacity as said TRUSTEE of THE TEAGUE LIVING TRUST, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 6th day of March, 2014.

*[Signature]*  
Notary Public  
Print Name: *Charles D. Stewart Jr.*  
Commission Expires:  
*3-30-14*

  
20140313000070360 2/2 \$180.00  
Shelby Cnty Judge of Probate, AL  
03/13/2014 01:36:31 PM FILED/CERT