

Send tax notice to:
REGINALD WEBSTER
5528 TIMBER LEAF TRAIL
BESSEMER, AL, 35022


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

STATE OF ALABAMA

2014078

JEFFERSON COUNTY

WARRANTY DEED


20140324000081550 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/24/2014 01:50:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO BOX 612, HELENA, AL 35080** (hereinafter referred to as "Grantor") by REGINALD WEBSTER and ABREONIA S. WARD **whose mailing address is: 5528 TIMBER LEAF TRAIL, BESSEMER, AL, 35022** (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 Jefferson County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF TIMBERLEAF SUBDIVISION, SECTOR 1, AS RECORDED IN MAP BOOK 43, PAGE 14, IN THE PROBATE OFFICE OF JEFFERSON 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. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF TIMBERLEAF SUBDIVISION, SECTOR 1, AS RECORDED IN BESSEMER MAP BOOK 43, PAGE 14, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
3. COVENANT FOR STORM WATER RUN OFF CONTROL, RECORDED IN LR 200666, PAGE 19070, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN LR 200709, PAGE 18592 AND LR 200709, PAGE 18596 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BESSEMER REAL VOLUME 351, PAGE 234, BESSEMER REAL VOLUME 245, PAGE 211; BESSEMER REAL VOLUME 20, PAGE 127 AND BESSEMER REAL VOLUME 8, PAGE 691, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
6. EASEMENT WITH RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK LR 200709, PAGE 18592 AND BOOK LR200709, PAGE 18596 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA
7. RIGHT OF WAY GRANTED TO JEFFERSON COUNTY AS SET FORTH IN BOOK LR200664, PAGE 25037 AND BOOK LR200661, PAGE 1975 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

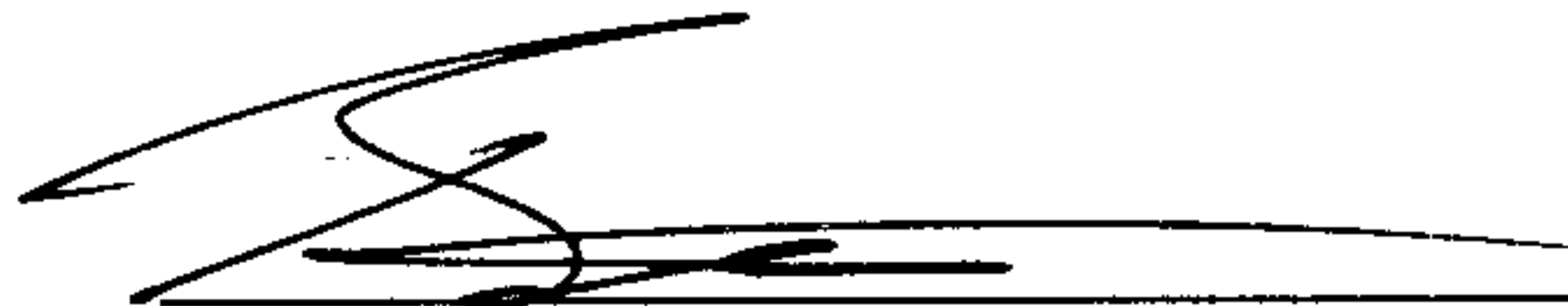
8. EASEMENT GRANTED TO BELL SOUTH AS SET FORTH IN INSTRUMENT NO. 200602/2748 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BESSEMER MAP BOOK 43, PAGE 14; INSTRUMENT NO. 200463/3771; INSTRUMENT NO. 200562/2290 AND BOOK LR200666, PAGE 10070, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

\$142,755.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of March, 2014.

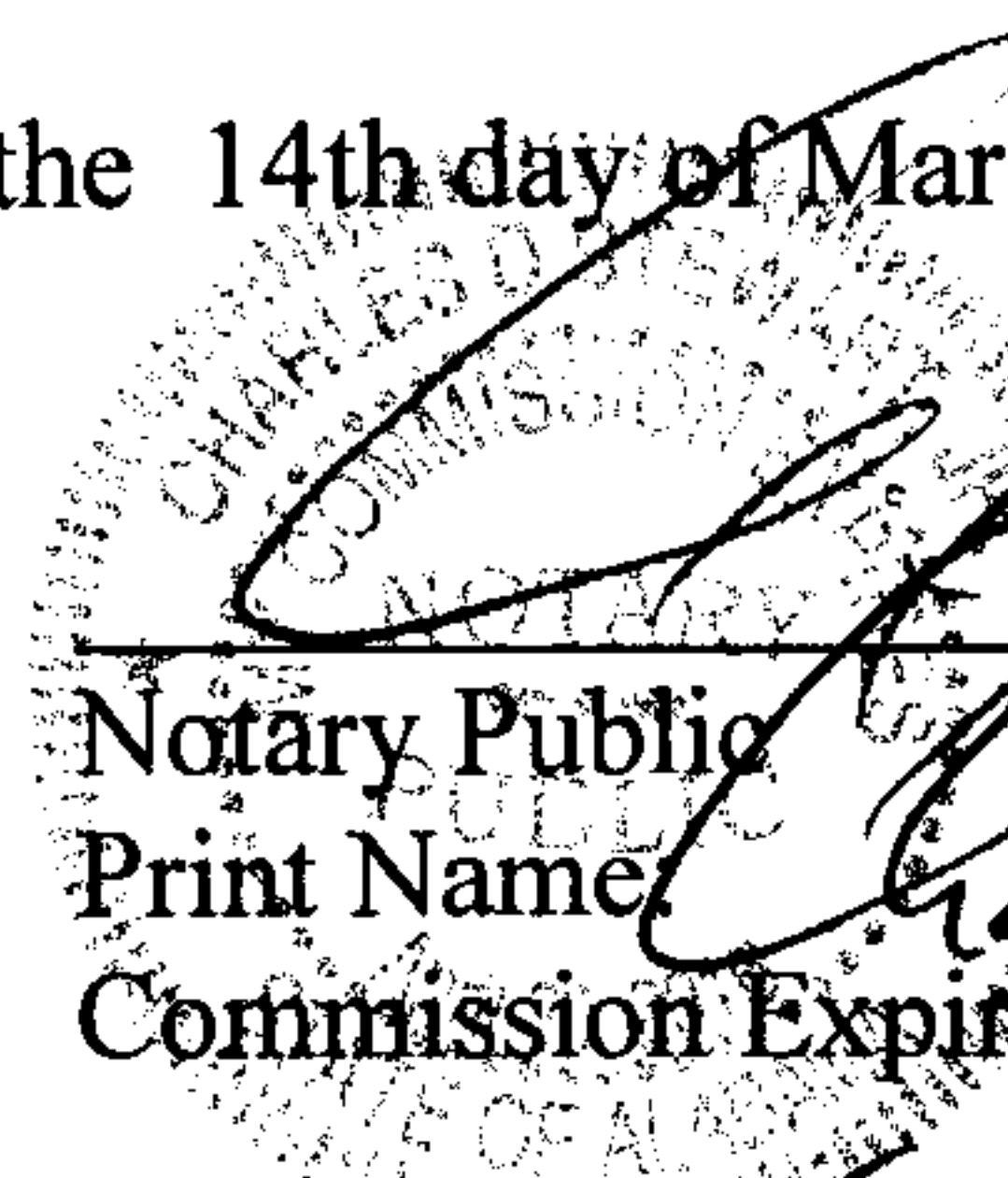
SIERRA BUILDING COMPANY, LLC


BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 14th day of March, 2014.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 7-30-14



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