

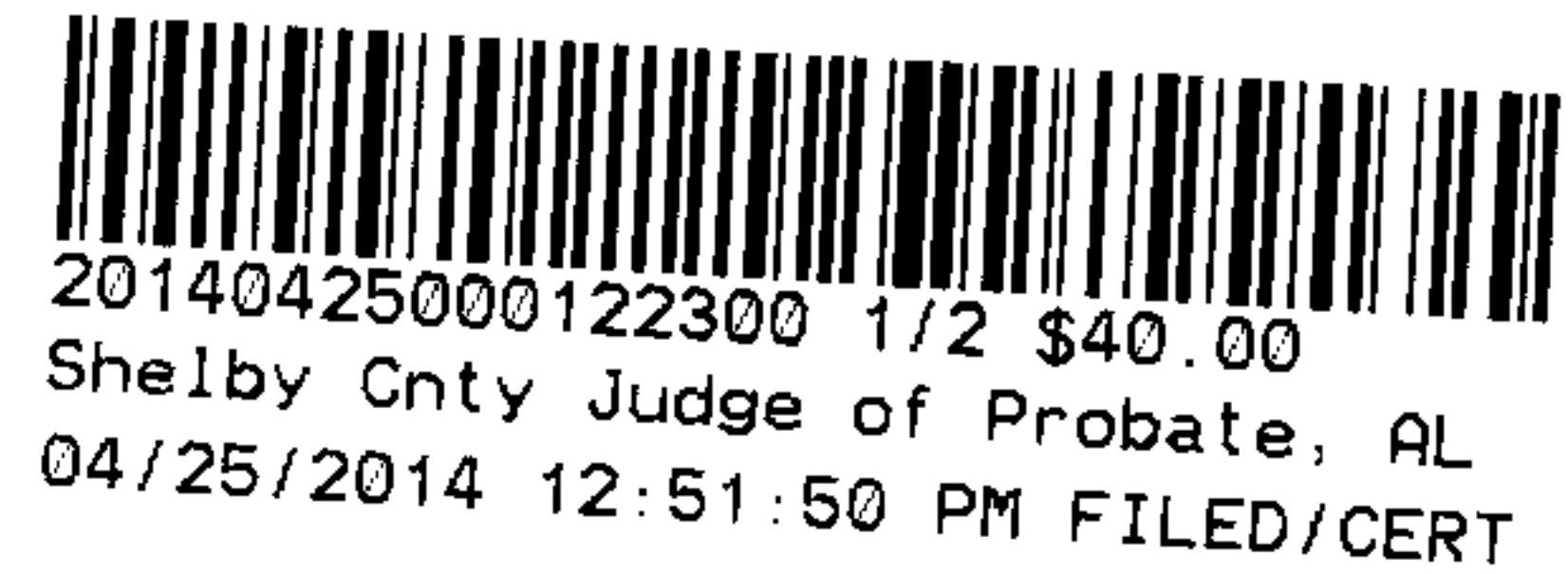
Send tax notice to:
WILLIAM L. DOUGLAS
705 SAINT ANDREWS LANE
HOOVER, AL, 352441

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

STATE OF ALABAMA

2014167

Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JMB MAKERS, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: PO Box 380972 Birmingham AL 35238 (hereinafter referred to as "Grantor") by WILLIAM L. DOUGLAS. whose mailing address is: 2447 Lancaster Circle, 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 11, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 A&B, 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. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
4. BUILDING SET BACK LINE OF 50 FEET RESERVED FROM PRESTWICK DRIVE, AS SHOWN PER PLAT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 1992-24863, IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 39, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT(S) OF WAY GRANTED TO SHELBY COUNTY, AS SET OUT IN DEED BOOK 290, PAGE 552 AND DEED BOOK 243, PAGE 93, IN THE PROBATE OFFICE.
8. EASEMENT(S) GRANTED TO USX AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS SET OUT IN DEED BOOK 119, PAGE 887, IN THE PROBATE OFFICE.
9. RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 337, PAGE 267, REAL 270, PAGE 91, REAL 75, PAGE 707, AND REAL 318, PAGE 16, IN THE PROBATE OFFICE.

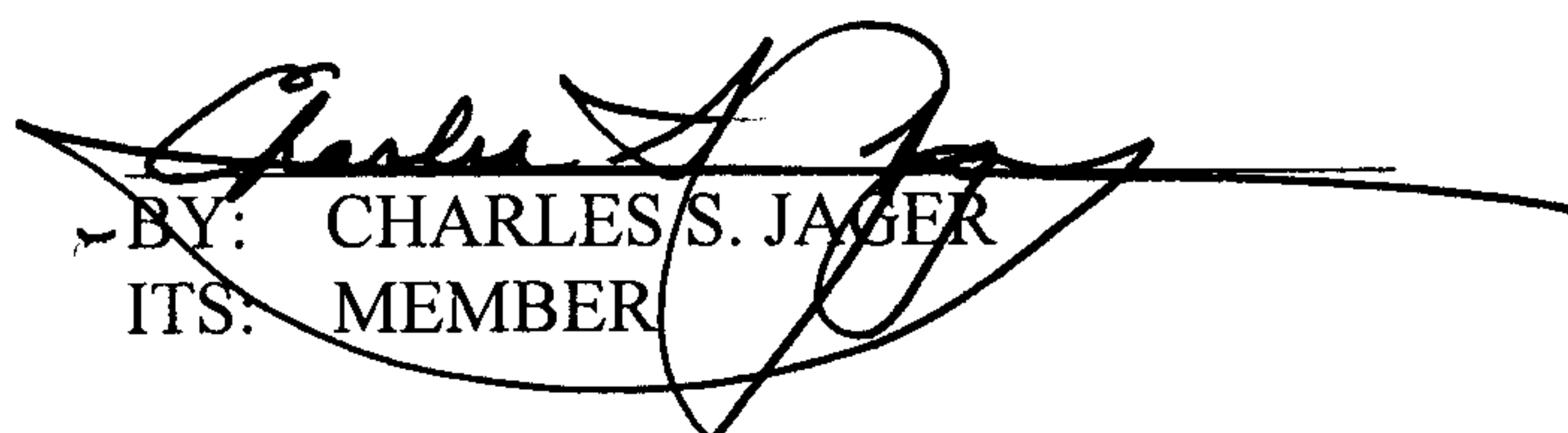
\$92,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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, the said Grantor, JMB MAKERS, LLC, by CHARLES S. JAGER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of April, 2014.

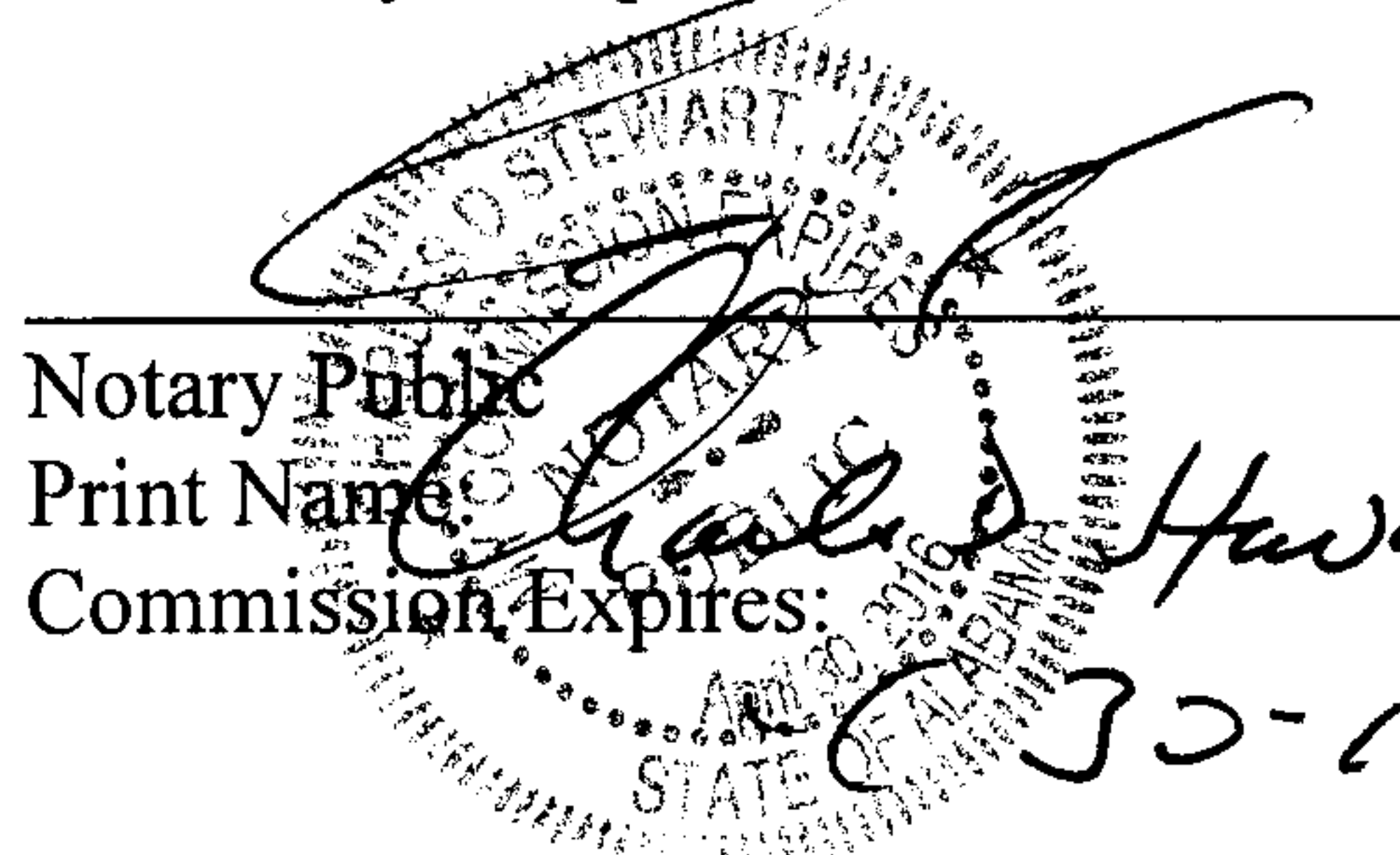
JMB MAKERS, LLC



BY: CHARLES S. JAGER
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 CHARLES S. JAGER, whose name as MEMBER of JMB MAKERS, 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 corporation.

Given under my hand and official seal this the 23rd day of April, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04-20-16


20140425000122300 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
04/25/2014 12:51:50 PM FILED/CERT