

Send tax notice to:

HAL EVAN CAPLAN
324 FALLISTON COURT
HELENA, ALABAMA, 35080

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

2014179

WARRANTY DEED


20140508000139440 1/2 \$267.00
Shelby Cnty Judge of Probate, AL
05/08/2014 03:01:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TERRY ALAN DOANE and DIANNE DOANE whose mailing address is: 8119 Floating View San Antonio, TX 78255 (hereinafter referred to as "Grantors") by HAL EVAN CAPLAN and GINA C. CAPLAN whose mailing address is: 324 FALLISTON COURT, HELENA, AL 35080 (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 28, ACCORDING TO THE SURVEY OF FALLISTON RIDGE, SECOND SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

Shelby County, AL 05/08/2014
State of Alabama
Deed Tax: \$250.00

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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF FALLISTON AS RECORDED IN MAP BOOK 31, PAGE 87.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 155, PAGE 122, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 133, PAGE 55, AND INSTRUMENT NO 2003-368320.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2003-346210 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. STORM WATER COVENANTS RECORDED IN INSTRUMENT NO. 2003-440980.

\$0.00 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 29th day of April, 2014.


TERRY ALAN DOANE

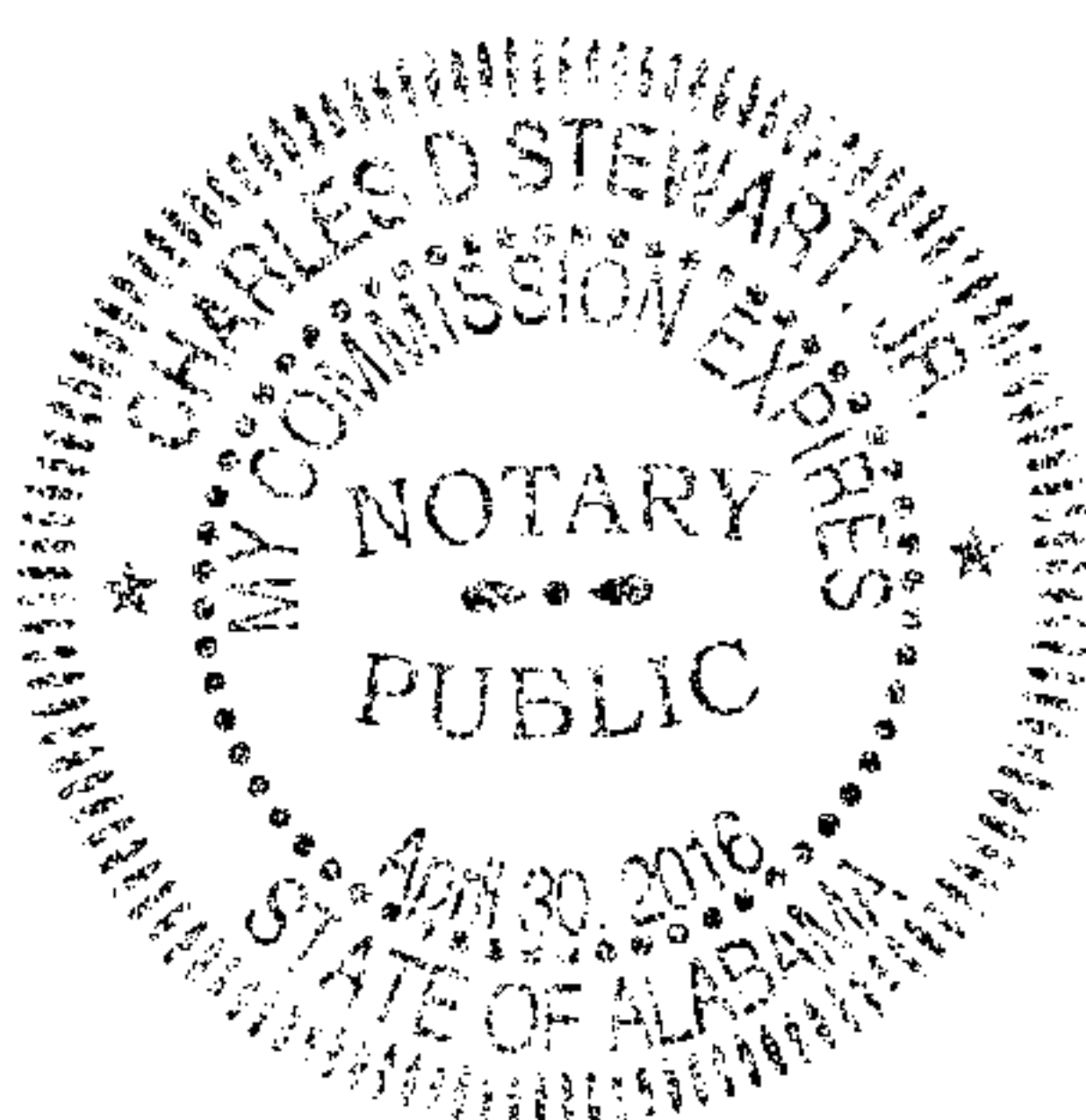

DIANNE DOANE

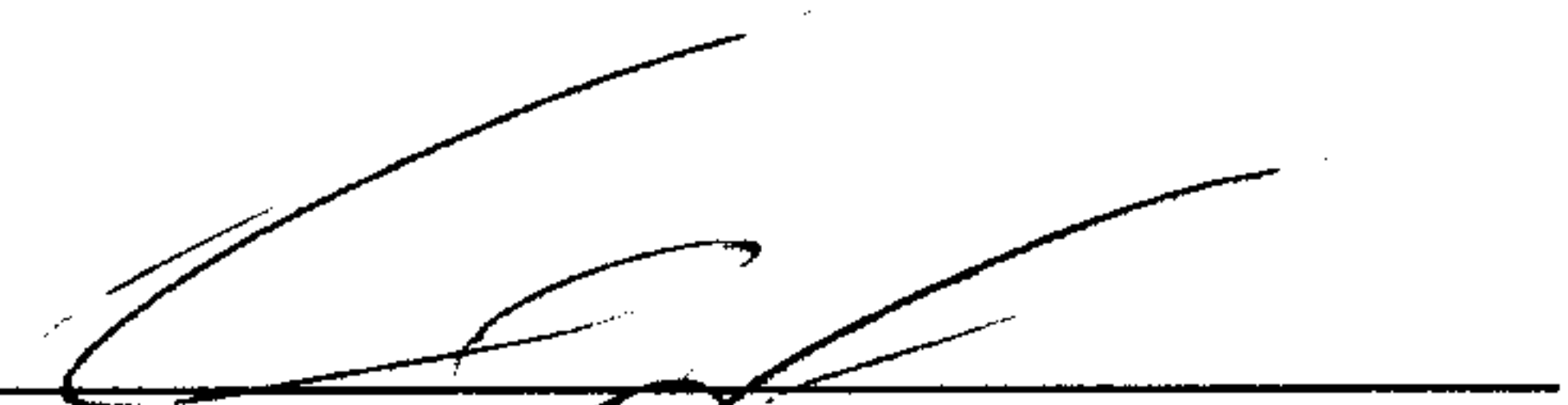

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY ALAN DOANE and DIANNE DOANE, 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.

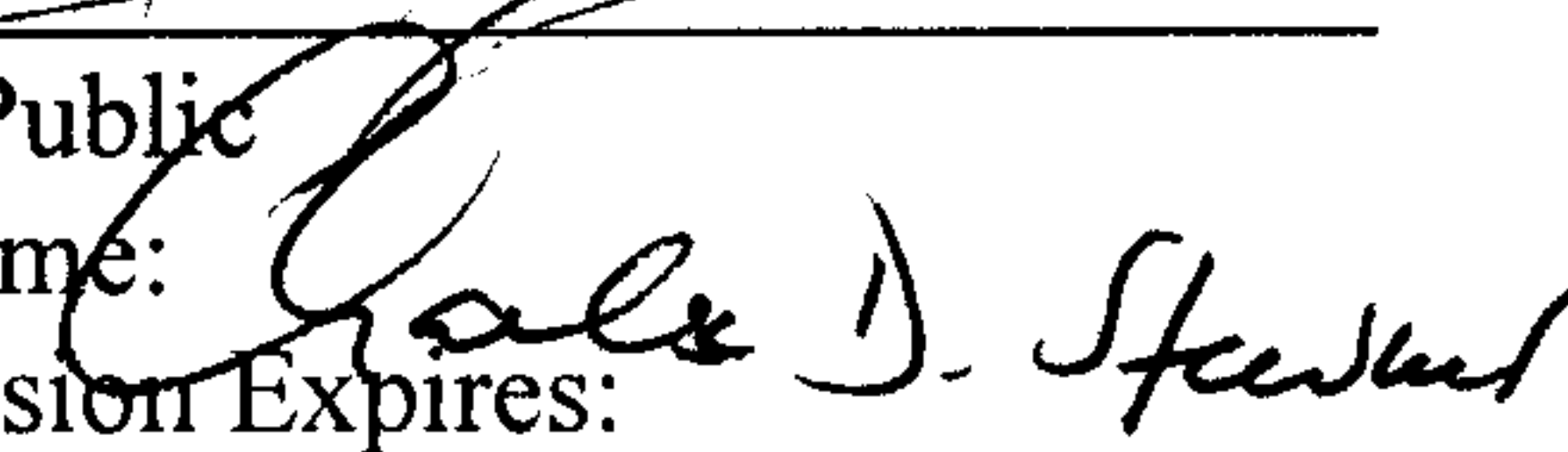
Given under my hand and official seal this the 29th day of April, 2014..




Notary Public

Print Name:

Commission Expires:


4-30-16