

Send tax notice to:

VERNON RAY SAPP
312 CROMWELL
MAYLENE, AL, 35114

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

2014184

WARRANTY DEED


20140522000155300 1/2 \$181.00
Shelby Cnty Judge of Probate, AL
05/22/2014 02:18:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Four Thousand and 00/100 Dollars (\$164,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BILLIE JO ADKINS ZAVALA FKA BILLIE JO ADKINS AND HUSBAND, CARMELO JAVIER ZAVALA **whose mailing address is:** 312 Cromwell Maylene, Al 35114 (hereinafter referred to as "Grantors") by VERNON RAY SAPP and CYNTHIA R. SAPP **whose mailing address is:** 312 CROMWELL, MAYLENE, AL 35114 (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 356, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR TWO, PHASE 12A, AS RECORDED IN MAP BOOK 38, PAGE 45, 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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR TWO, PHASE 12A, AS RECORDED IN MAP BOOK 38, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2005-5623; 2007-8362; 2005-25323; 2005-61219 AND 2006-600910 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK 220, PAGE 49, AND INSTRUMENT NO. 2004-91

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

Shelby County, AL 05/22/2014
State of Alabama
Deed Tax: \$164.00

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 1st day of May, 2014.


BILLIE JO ADKINS ZAVALA

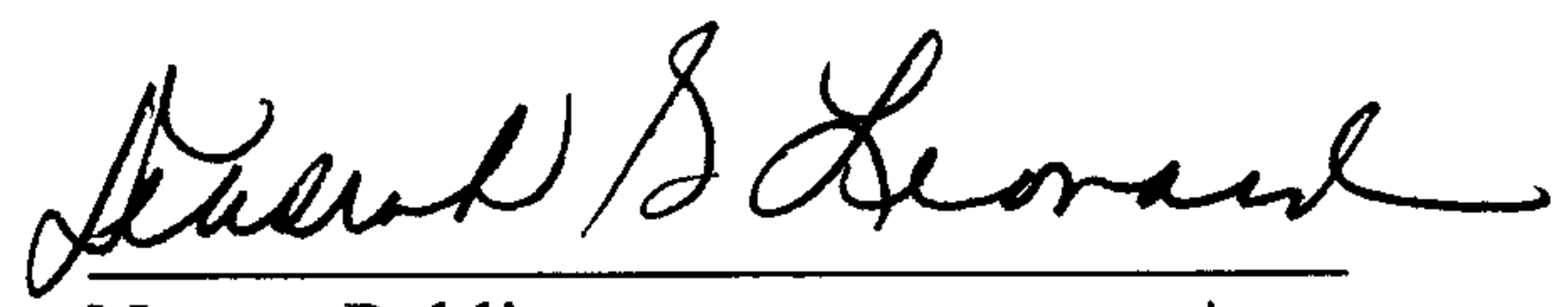
CARMELO JAVIER ZAVALA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLIE JO ADKINS ZAVALA, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2014..

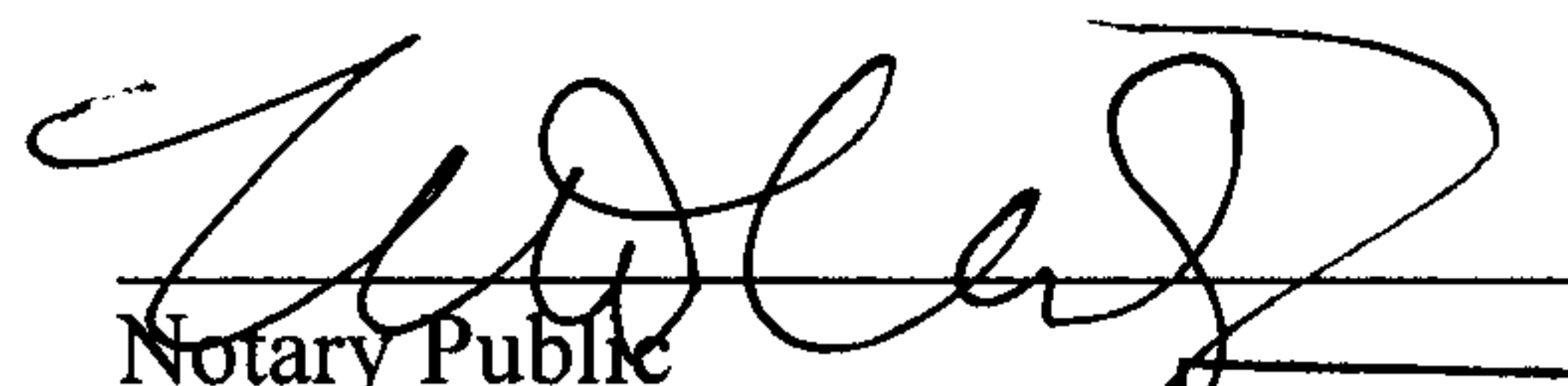
United Mexican States
Federal District
City of Mexico
Embassy of the United
States of America } s.s.


Notary Public
Print Name: Deborah G. Leonard
Commission Expires: 3-13-16

COUNTRY OF MEXICO
COUNTY OF

i, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARMELO JAVIER ZAVALA, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the MAY 16, 2014 day of May, 2014..


Notary Public
Print Name: Tina Takagi
Commission Expires: Vice Consul

PRESIDENTIAL COMMISSIONS ARE PERMANENT

