

Send tax notice to:

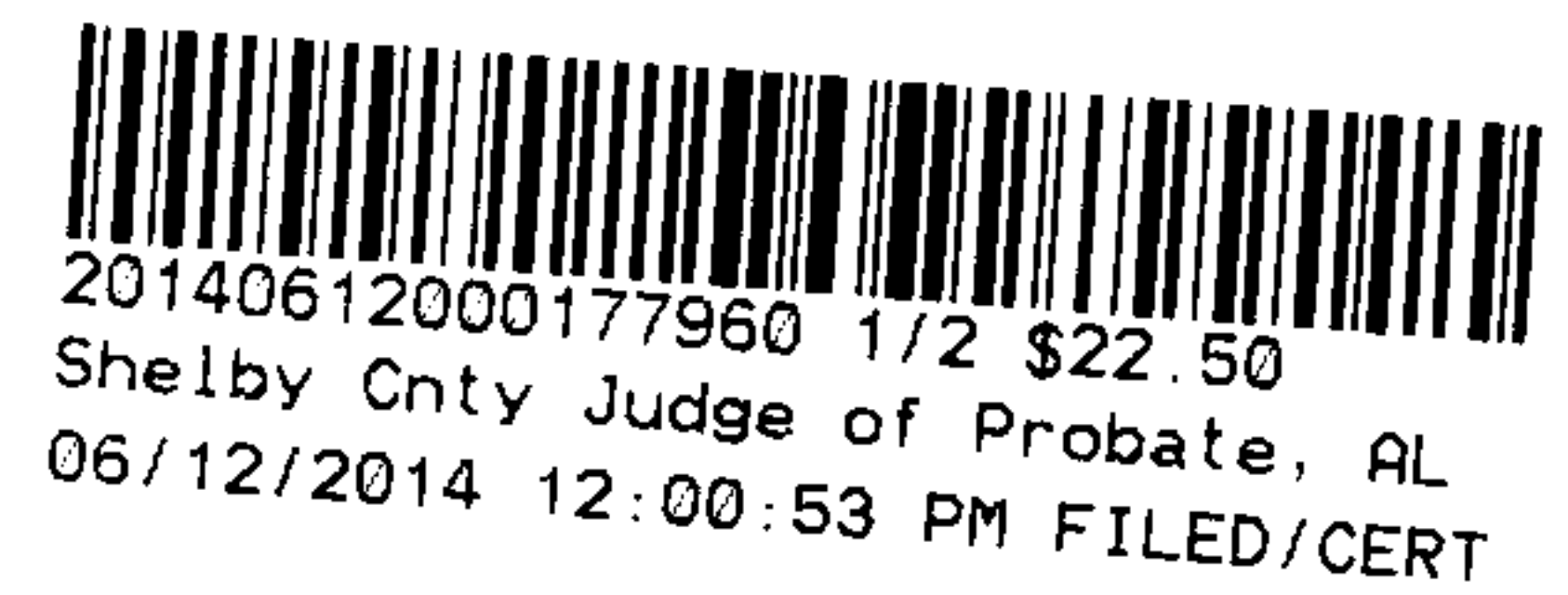
ALLISON PAIGE SWEENEY  
336 STONECREEK CIRCLE  
HELENA, AL, 35080

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

2014226

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KEITH E. LITTLETON, AN UNMARRIED MAN and ANDREA LITTLETON, A MARRIED WOMAN **whose mailing address** is: 2590 BORINQUEN DRIVE, KISSIMMEE, FL 34744 (hereinafter referred to as "Grantors") by ALLISON PAIGE SWEENEY and ANDREW BRENDAN SWEENEY, SR. **whose mailing address** is: 336 STONECREEK CIRCLE 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:

PARCEL 1 LOT 1530, ACCORDING TO THE SURVEY OF OLD CAHABA IV SECOND ADDITION PHASE FOUR, AS RECORDED IN MAP BOOK 33, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II LOT 1530A, ACCORDING TO THE SURVEY OF OLD CAHABA IV SECOND ADDITION PHASE FOUR LAKE ACCESS, AS RECORDED IN MAP BOOK 34, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:


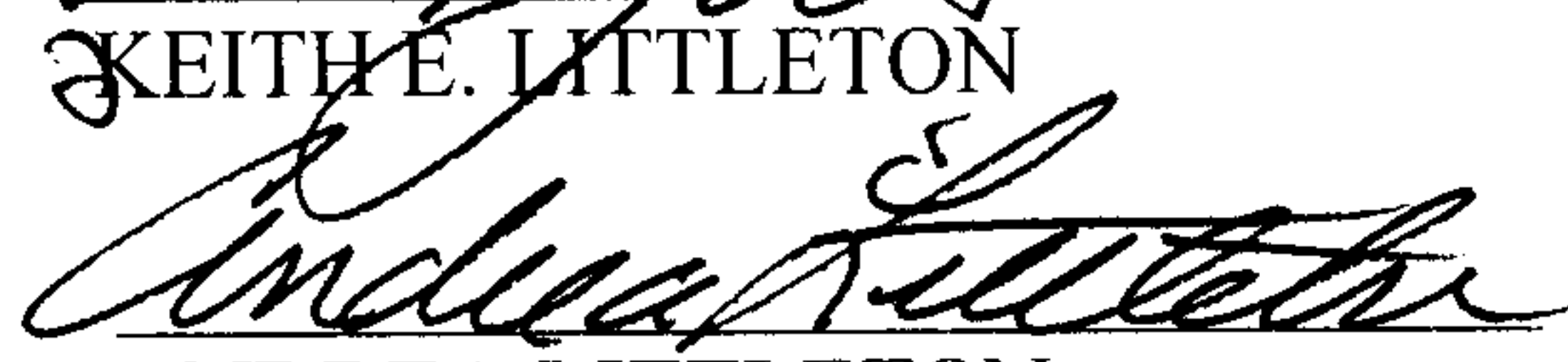
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHT-OF-WAY GRANTED TO MCKENSIE METHANE CORP. RECORDED IN DEED BOOK 259, PAGE 610.
3. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT WITH ALABAMA POWER COMPANY RECORDED IN INST. NO. 20040910000506080.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20051003000514410.
5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-35465; INST. NO. 2004-35541; INST. NO. 2004-45517 AND INST. NO. 2004-31307.
6. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2004-35465.
7. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 155, PAGE 331; DEED BOOK 155, PAGE 425.
8. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 138, PAGE 309; DEED BOOK 13, PAGE 447; DEED BOOK 247, PAGE 853; DEED BOOK 127, PAGE 408; DEED BOOK 134, PAGE 85; DEED BOOK 230, PAGE 133; DEED BOOK 139, PAGE 238; DEED BOOK 257, PAGE 213 AND REAL 46, PAGE 68.

9. 100 FOOT RIGHT OF WAY TO BIRMINGHAM MINERAL RAILROAD COMPANY RECORDED IN DEED BOOK 12, PAGE 449.

\$174,600.00 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.

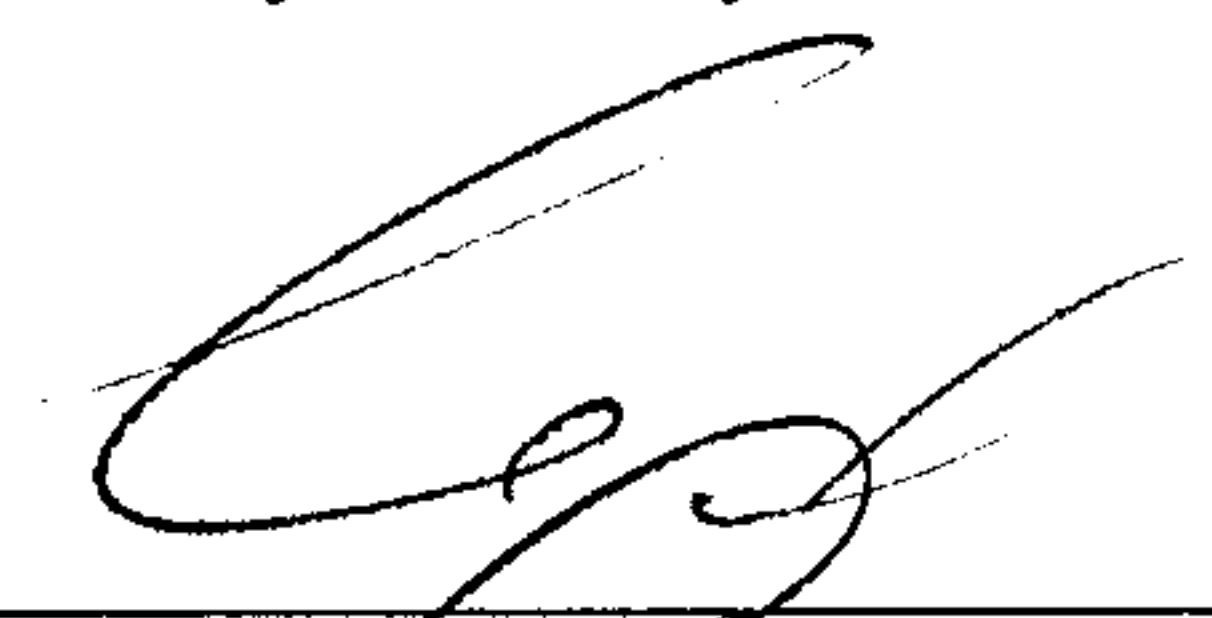
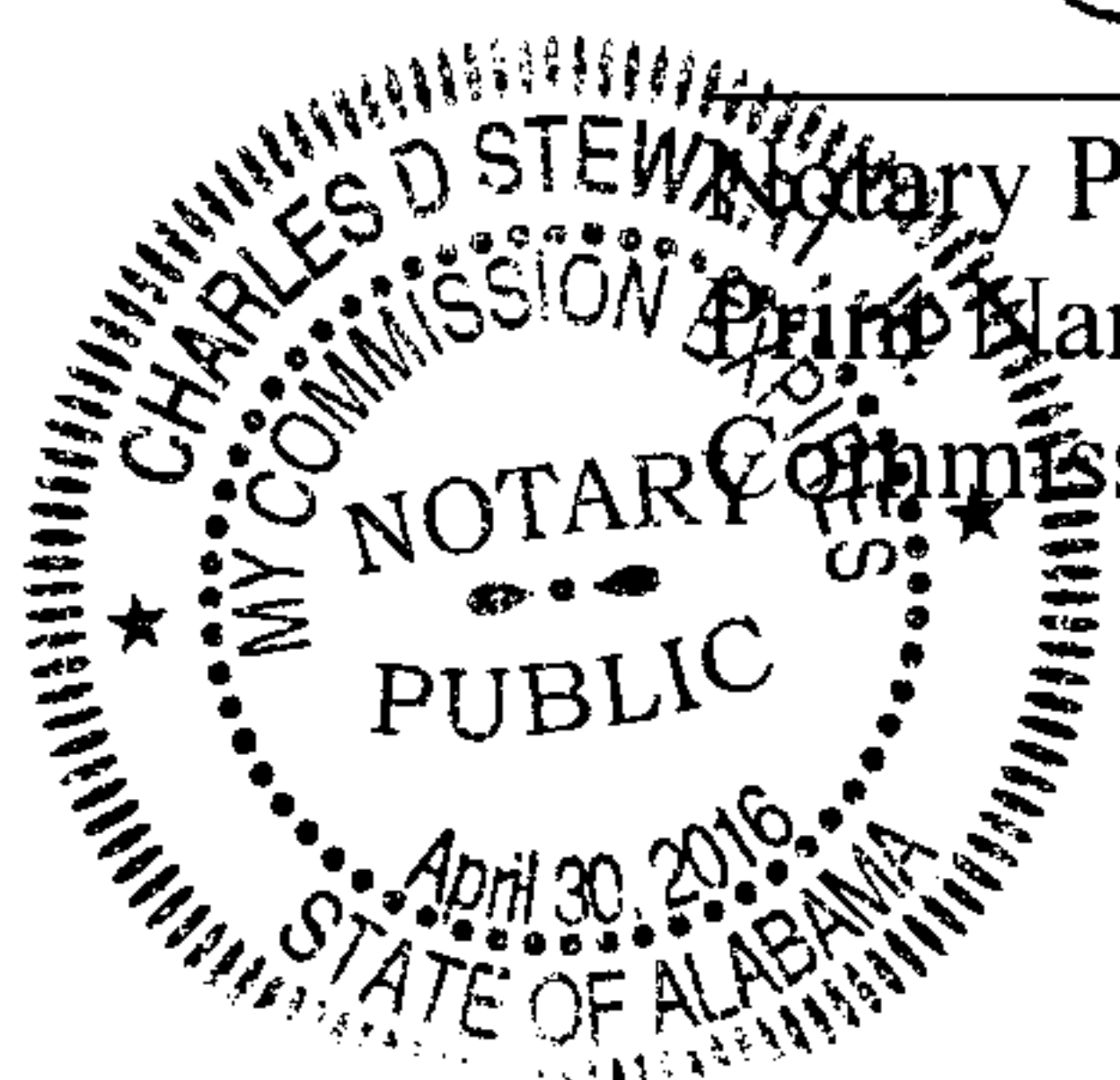
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22nd day of May, 2014.


  
KEITH E. LITTLETON  
  
ANDREA LITTLETON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEITH E. LITTLETON and ANDREA LITTLETON, 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 22nd day of May, 2014.

  
Notary Public  
Print Name: Charles Stewart J  
Commission Expires: 4-30-16  


  
20140612000177960 2/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
06/12/2014 12:00:53 PM FILED/CERT