

Send tax notice to:


HEATHER BROOKS
2003 Belvedere Cove
Birmingham, AL 35242

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

2014236

WARRANTY DEED


20140612000178440 1/2 \$177.00
Shelby Cnty Judge of Probate, AL
06/12/2014 02:45:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TERRY A. MEREDITH and CHRISTINE A. MEREDITH, HUSBAND AND WIFE **whose mailing address**

is: 3480 Indian Lake Trail, Pelham AL 35184

(hereinafter referred to as "Grantors") by HEATHER BROOKS **whose mailing address** is: 330 Stonegate Drive, 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 33, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE TWO, AS RECORDED IN MAP BOOK 31, PAGE 28, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY.

SUBJECT TO:

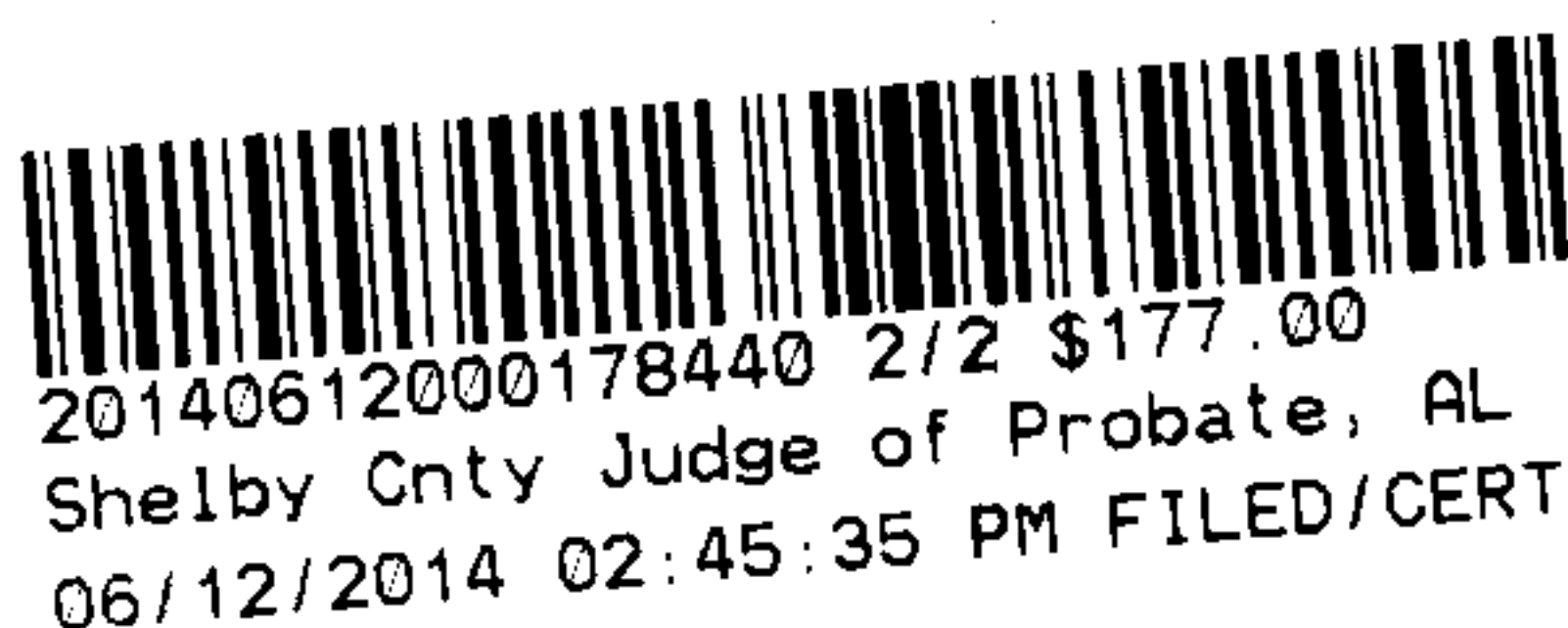
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
6. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 20050830000446510 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS, COVENANTS AND CONDITIONS APPEARING OF RECORDED IN INSTRUMENT 2001-5954 AND AMENDED AND RESTATED IN INSTRUMENT 2001-12016, TOGETHER WITH ARTICLES OF INCORPORATION OF STONEGATE FARMS PROPERTY OWNERS ASSOCIATION, INC.
9. EASEMENT FOR ALABAMA POWER COMPANY.
10. AGREEMENT AS SET OUT IN INSTRUMENT 1993-8112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (APPLIES ONLY TO THAT PART OF THE LAND LYING WITHIN 100 FEET OF THE WATER'S EDGE OF EACH OF THE TWO LAKES ON THE LAND).

11. TERMS, CONDITONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT BETWEEN "SMYER" AND SHELBY LAKE CORPORATION.
12. EASEMENT AND USE RESTRICTIONS AGREEMENT.
13. OPTION AGREEMENT RECORDED IN INSTRUMENT 2001-02970 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 2001-2967, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
16. RELEASE OF DAMAGES, RESTRICTIONS, COVENANTS AND CONDITIONS.
17. RIGHT OF WAY TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM.
18. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
19. BUILDING LINE AS SHOWN BY RECORDED MAP.
20. EASEMENT AS SHOWN BY RECORDED MAP.
21. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20031106000740120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANTS OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
22. RIGHTS OF OTHERS TO USE OF LAKE.

\$ 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 Grantee, 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 27 day of May, 2014.



TERRY A. MEREDITH

CHRISTINE A. MEREDITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY A. MEREDITH and CHRISTINE A. MEREDITH, whose names ares 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of May, 2014.

Notary Public
Print Name: Christine A. Meredith
Commission Expires: 06/12/2016