

Send tax notice to:

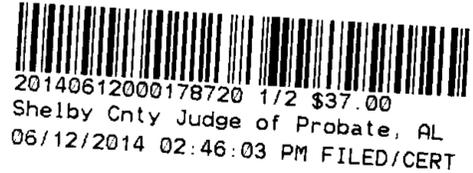
JEREMY L. HODGES  
2307 SPRING IRIS DRIVE  
HOOVER, AL, 35244

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

2014233

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM E. SAIN and LINDA C. SAIN, HUSBAND AND WIFE **whose mailing address** is: 604 Founders Park W, Hoover, AL 35226 (hereinafter referred to as "Grantors") by JEREMY L. HODGES and CANDACE HODGES **whose mailing address** is: 2307 Spring Iris Drive, Hoover, AL 35244 (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 2429, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 24TH ADDITION AS RECORDED IN MAP BOOK 10, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

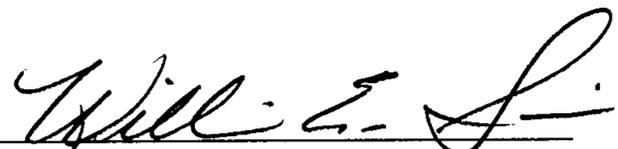
SUBJECT TO:

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 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 AS RECORDED IN DEED BOOK 127, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT AND BUILDING LINES AS SHOWN ON THE RECORDED MAP.
4. BUILDING AND SETBACK LINES OF 50 FEET AS RECORDED IN MAP BOOK 10, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. 35 FOOT BUILDING SETBACK LINE FROM SPRING IRIS DRIVE, 10 FOOT EASEMENT ALONG NORTH AND EAST LOT LINE AND 10 FOOT EASEMENT ON REAR OF SAID LOT, ALL AS SHOWN ON RECORDED MAP.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 126, PAGE 128, AND REAL BOOK 130 PAGE 585.
7. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 133, PAGE 616.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 114, PAGE 536; MISC BOOK 17, PAGE 550; MISC BOOK 34, PAGE 549 AND REAL BOOK 126, AGE 659, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$375,250.00 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.

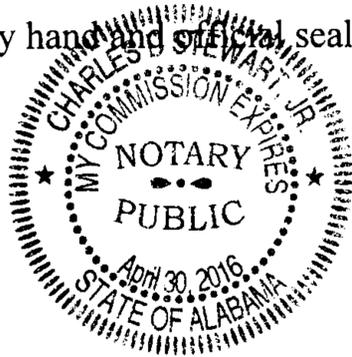
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of May, 2014.

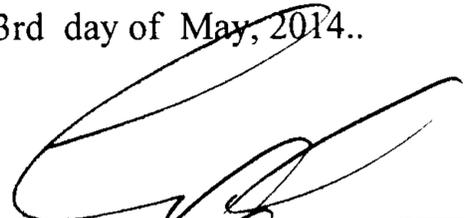
  
WILLIAM E. SAIN  
  
LINDA C. SAIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM E. SAIN and LINDA C. SAIN, 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.

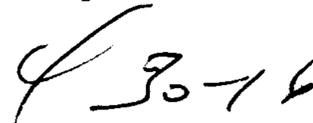
Given under my hand and official seal this the 23rd day of May, 2014..



  
Notary Public

Print Name

Commission Expires:



  
20140612000178720 2/2 \$37.00  
Shelby Cnty Judge of Probate, AL  
06/12/2014 02:46:03 PM FILED/CERT