

Send tax notice to:

BARRY NAVARRE
428 S HIGHLAND RIDGE LANE
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

2014251

WARRANTY DEED


20140612000178780 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
06/12/2014 02:46:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Eight Thousand and 00/100 Dollars (\$298,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RONALD C. TROUT and HEIKE H. TROUT, HUSBAND AND WIFE **whose mailing address** is: 618 Foothills Trc, Chelsea AL 35043 (hereinafter referred to as "Grantors") by BARRY NAVARRE and ANGELA NAVARRE **whose mailing address** is: 428 HIGHLAND RIDGE LANE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 38, ACCORDING TO THE SURVEY OF HIGHLAND RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. .

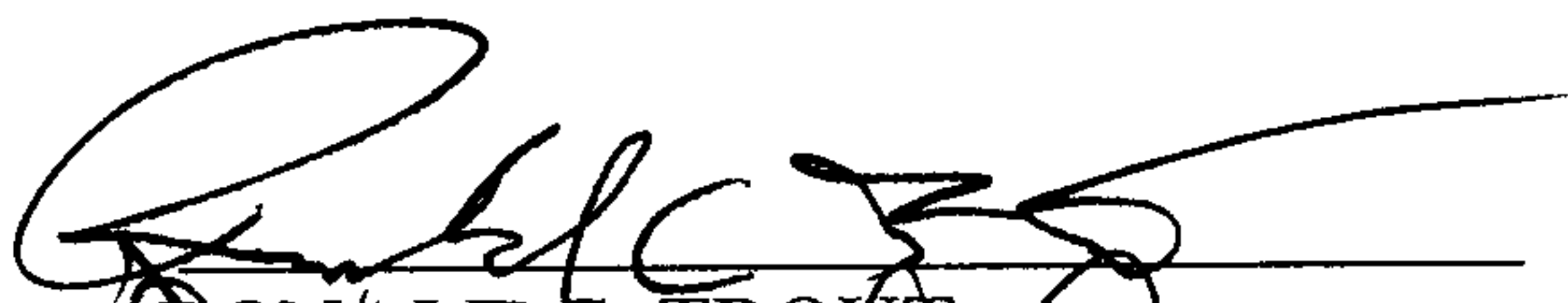
SUBJECT TO:

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 PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE MAP OF HIGHLAND RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20070410000164510.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20070926000452090 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT – DISTRIBUTION FACILITIES TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071108000516420 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071108000516430.

\$268,200.00 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 4th day of June, 2014.

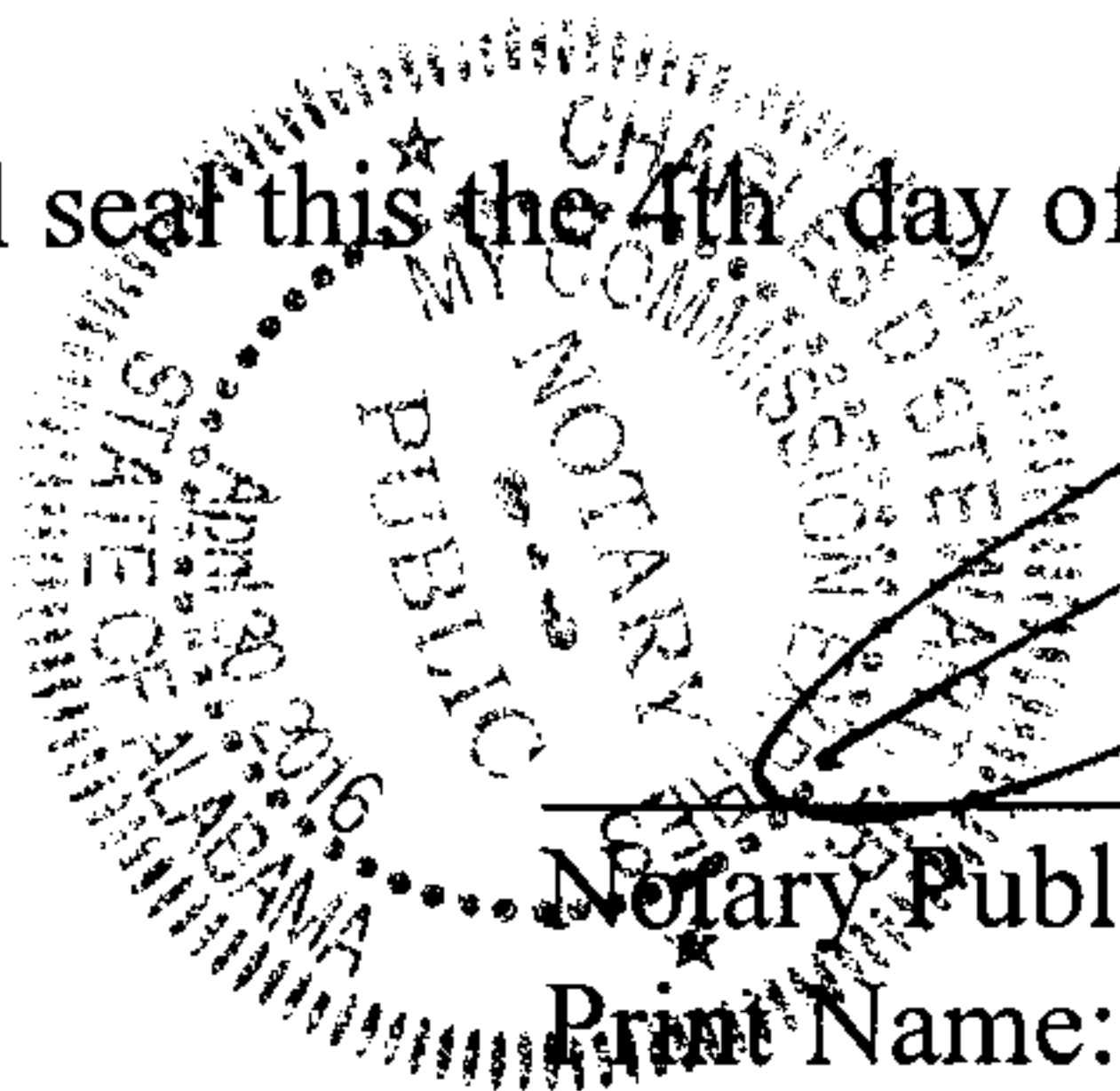

RONALD C. TROUT

HEIKE H. TROUT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD C. TROUT and HEIKE H. TROUT, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2014..



Notary Public
Print Name:
Commission Expires:

4-30-16


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Shelby Cnty Judge of Probate, AL
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