


Send tax notice to:

JAIME WESSON CARROLL  
2509 MAGNOLIA PLACE  
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

2014266

  
20140703000201980 1/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/03/2014 11:54:02 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Six Thousand and 00/100 Dollars (\$276,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, THEODORA FERNANDEZ, AN UNMARRIED WOMAN **whose mailing address** is: 13 SKYLINE DRIVE, WARREN, NJ 07059 (hereinafter referred to as "Grantors") by JAIME WESSON CARROLL and BILLY JOE CARROLL **whose mailing address** is: 2509 MAGNOLIA PLACE 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 75, ACCORDING TO THE SURVEY OF MAGNOLIA'S AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, 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. BUILDING SETBACK LINES OF 25 FEET AS RECORDED IN MAP BOOK 13, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR PREFERENCE, LIMITATION, OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 263, APGE 551, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COPMANY AS RECORDED IN DEED BOOK 112, PAGE 132; DEED BOOK 112, PAGE 133; REAL BOOK 220, PAGE 521 AND REAL BOOK 220, PAGE 532.
5. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 349, PAGE 865 AND REAL BOOK 21, PAGE 324, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO WATER WORKS BOARD OF CITY OF BIRMINGHAM AS RECORDED IN REAL BOOK 194, PAGE 1 AND REAL BOOK 253, PAGE 817, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SEWER EASEMENT TO D & D WATER RENOVATORS AS RECORDED IN REAL BOOK 107, PAGE 976.
8. DRAINAGE EASEMENT AS RECORDED IN REAL BOOK 125, PAGE 238.



9. AGREEMENT WITH ALABAMA POWER COMPANY REGARDING ELECTRICAL SERVICE AS RECORDED IN REAL BOOK 290, PAGE 796, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL BOOK 194, PAGE 254, REAL BOOK 263, PAGE 551, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN REAL BOOK 194, PAGE 281 AND REAL BOOK 265, PAGE 578 AND BY LAWS OF BROOK HIGHLAND HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN REAL BOOK 194, PAGE 287 AND REAL BOOK 263, PAGE 586.

\$271,000.00 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.

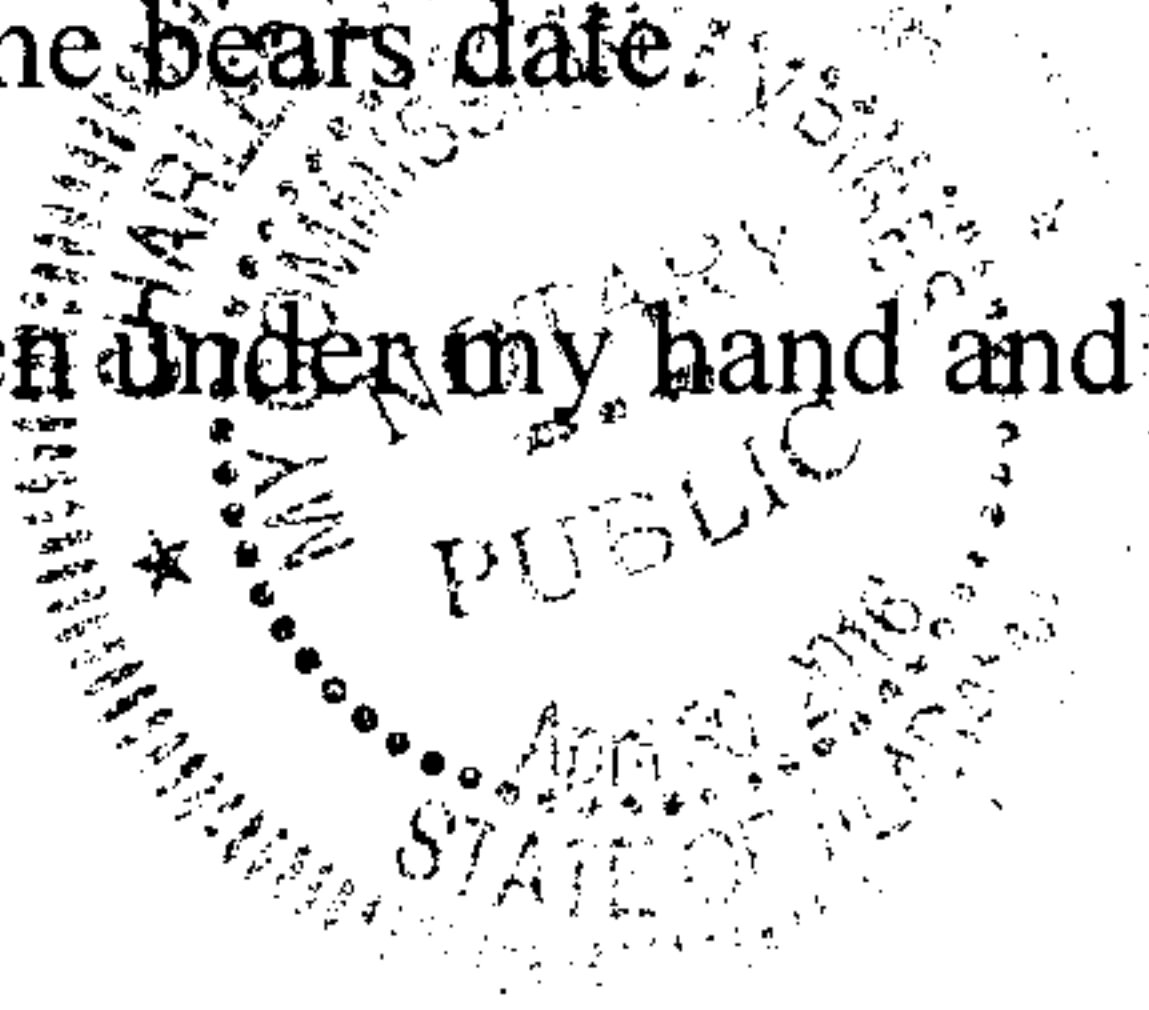
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12th day of June, 2014.

  
THEODORA FERNANDEZ

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THEODORA FERNANDEZ, 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 12th day of June, 2014.



  
Notary Public

Print Name:

Commission Expires:

C 30-16



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