

Send tax notice to:

EUGENE P. BYARS  
227 COALES BRANCH LANE  
PELHAM, AL, 35124

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

2014299

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Four Thousand Five Hundred and 00/100 Dollars (\$104,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SHANNON L. SHARIT, AN UNMARRIED WOMAN **whose mailing address** is: 2109 aaron road, pelham, al 35124 (hereinafter referred to as "Grantors") by EUGENE P. BYARS **whose mailing address** is: 227 COALES BRANCH LANE PELHAM, AL 35124 (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 SECOND SECTOR OF HIDDEN CREEK II, AS RECORDED IN MAP BOOK 25, PAGE 34, 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. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF SECOND SECTOR OF HIDDEN CREEK II, AS RECORDED IN MAP BOOK 25, PAGE 34, 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 NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1998-3074; 2000-41083; 1998-23229; 1999-01568 AND 2000-08567, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO LEVEL 3 RECORDED IN INSTRUMENT NO. 2000-5903; 2000-5904 AND 2000-3181.
5. EASEMENT TO PLANTATION PIPELINE AS RECORDED IN INSTRUMENT NO. 1998-03077; 2001-42541 AND 2007-78420.

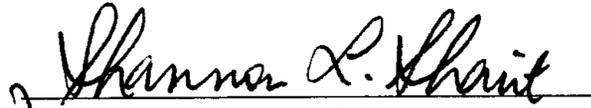
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

Shelby County, AL 07/09/2014  
State of Alabama  
Deed Tax: \$104.50

  
20140709000207030 1/2 \$121.50  
Shelby Cnty Judge of Probate, AL  
07/09/2014 09:21:42 AM FILED/CERT

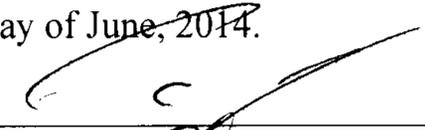
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of June, 2014.

  
SHANNON L. SHARIT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHANNON L. SHARIT, whose name is signed to the foregoing instrument, and who is 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 30th day of June, 2014.

  
Notary Public

Print Name

Commission Expires:

*Charles D Stewart, Jr.*  
*06-30-16*



  
20140709000207030 2/2 \$121.50  
Shelby Cnty Judge of Probate, AL  
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