

Send tax notice to:
BENNIE J. JONES, JR.
373 STRATHAVEN DRIVE
PELHAM, AL, 351241


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014318

Shelby COUNTY

WARRANTY DEED


20140709000207130 1/2 \$27.00
Shelby Cnty Judge of Probate: AL
07/09/2014 09:27:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars (\$284,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAL PROPERTIES, LLC, A LIMITED LIABILITY COMPANY **whose mailing address** is: 7508 BEAR CREEK ROAD, STERRETT, AL 35147 (hereinafter referred to as "Grantor") by BENNIE J. JONES, JR. **whose mailing address** is: 373 Strathaven Drive, 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 1679, STRATHAVEN, PHASE IV, IN BALLANTRAE, AS RECORDED IN MAP BOOK 43, PAGE 38, 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. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS. PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
5. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #2010062500002017000
6. DECLARATION OF PROTECTIVE COVENANTS FOR STRATHAVEN AT BALLANTRAE, PHASE IV, AS RECORDED IN INSTRUMENT #20121024000408950.
7. ARTICLES ON INCORPORATION OF BALLANTRAE ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #20031003000667760.
8. RELEASE OF DAMAGES AND COVENANT FOR STORM WATER RUNNOFF CONTROL AS RECORDED IN INSTRUMENT NO. 20130709000277570.

Shelby County: AL 07/09/2014
State of Alabama
Deed Tax: \$10.00

\$275,391.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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, the said Grantor, DAL PROPERTIES, LLC, by PETER KANAKIS, its AUTHORIZED AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 7th day of July, 2014.

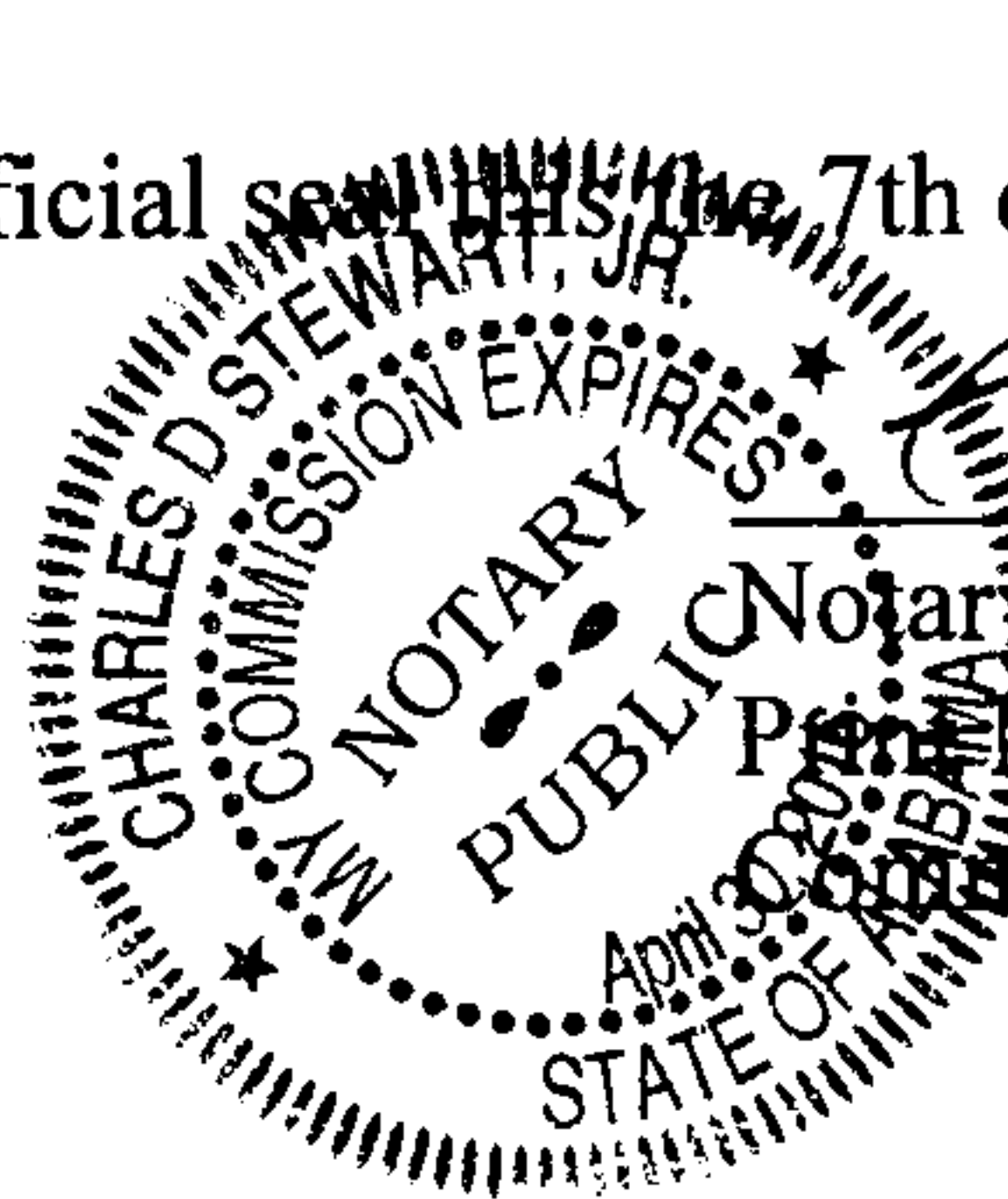
DAL PROPERTIES, LLC



BY: PETER KANAKIS
ITS: AUTHORIZED AGENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PETER KANAKIS, whose name as AUTHORIZED AGENT of DAL PROPERTIES, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of July, 2014.


Notary Public
Name: Charles D. Stewart Jr
Commission Expires: 4-3-16


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