

Send tax notice to:


CATHY WALD  
5169 CROSSINGS PKWY  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2014316

**WARRANTY DEED**

  
20140709000207160 1/2 \$412.50  
Shelby Cnty Judge of Probate, AL  
07/09/2014 09:27:30 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Five Thousand Five Hundred and 00/100 Dollars (\$395,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOEY ADERHOLD and TINA FRITZ ADERHOLD, HUSBAND AND WIFE **whose mailing address is:**

404 Ramsay Rd, Birmingham AL 35242

(hereinafter referred to as "Grantors") by CATHY WALD **whose mailing address is:** 5169 CROSSINGS PKWY 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 470, ACCORDING TO THE MAP AND SURVEY OF CALDWELL CROSSINGS, FOURTH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TINA FRITZ IS ONE AND THE SAME AS TINA FRITZ ADERHOLD.

SUBJECT TO:


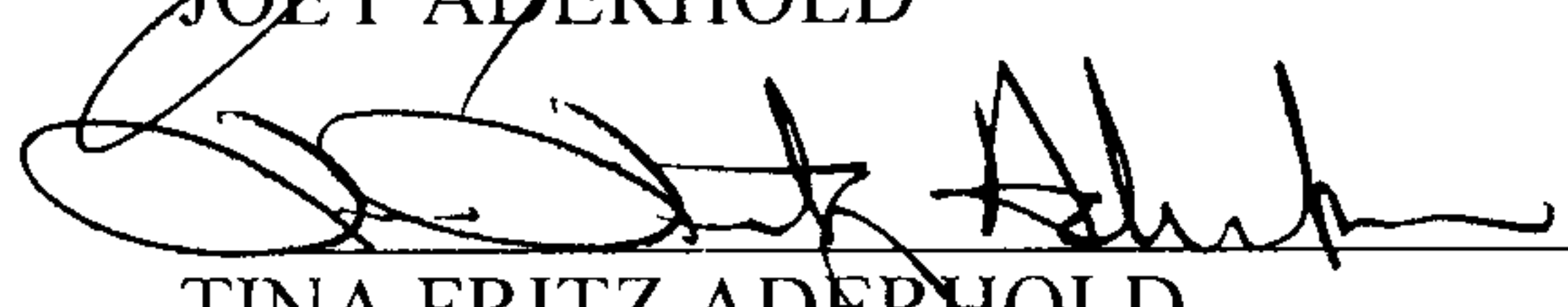
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RELEASE OF DAMAGES AS SHOWN IN DEED RECORDED AS INSTRUMENT NO. 20071204000548400.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 27, PAGE 381; INSTRUMENT NO. 20050413000172780; INSTRUMENT NO. 20050322000127490; INSTRUMENT NO. 20060426000194980 AND AS AMENDED IN INSTRUMENT NO. 20060516000230000, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
4. AGREEMENT WITH CITY OF HOOVER AS RECORDED IN INSTRUMENT NO. 20050322000127490.
5. EASEMENT AS RECORDED IN INSTRUMENT NO. 1993-31528 AND IN INSTRUMENT NO. 1993-31529.
6. MEMORANDUM OF LEASE TO FORESITE, LLC AS RECORDED IN INSTRUMENT NO. 20021217000632730.
7. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT NO. 20060201000052420.
8. ARTICLES OF INCORPORATION OF CALDWELL SANCTUARY OWNER'S ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20060426000194970.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 20050803000391990; INSTRUMENT NO. 20050803000391980; INSTRUMENT NO. 20060201000052420; INSTRUMENT NO. 20040204000057770; BOOK 220, PAGE 67 AND BOOK 217, PAGE 750.

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

Shelby County, AL 07/09/2014  
State of Alabama  
Deed Tax: \$395.50

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.

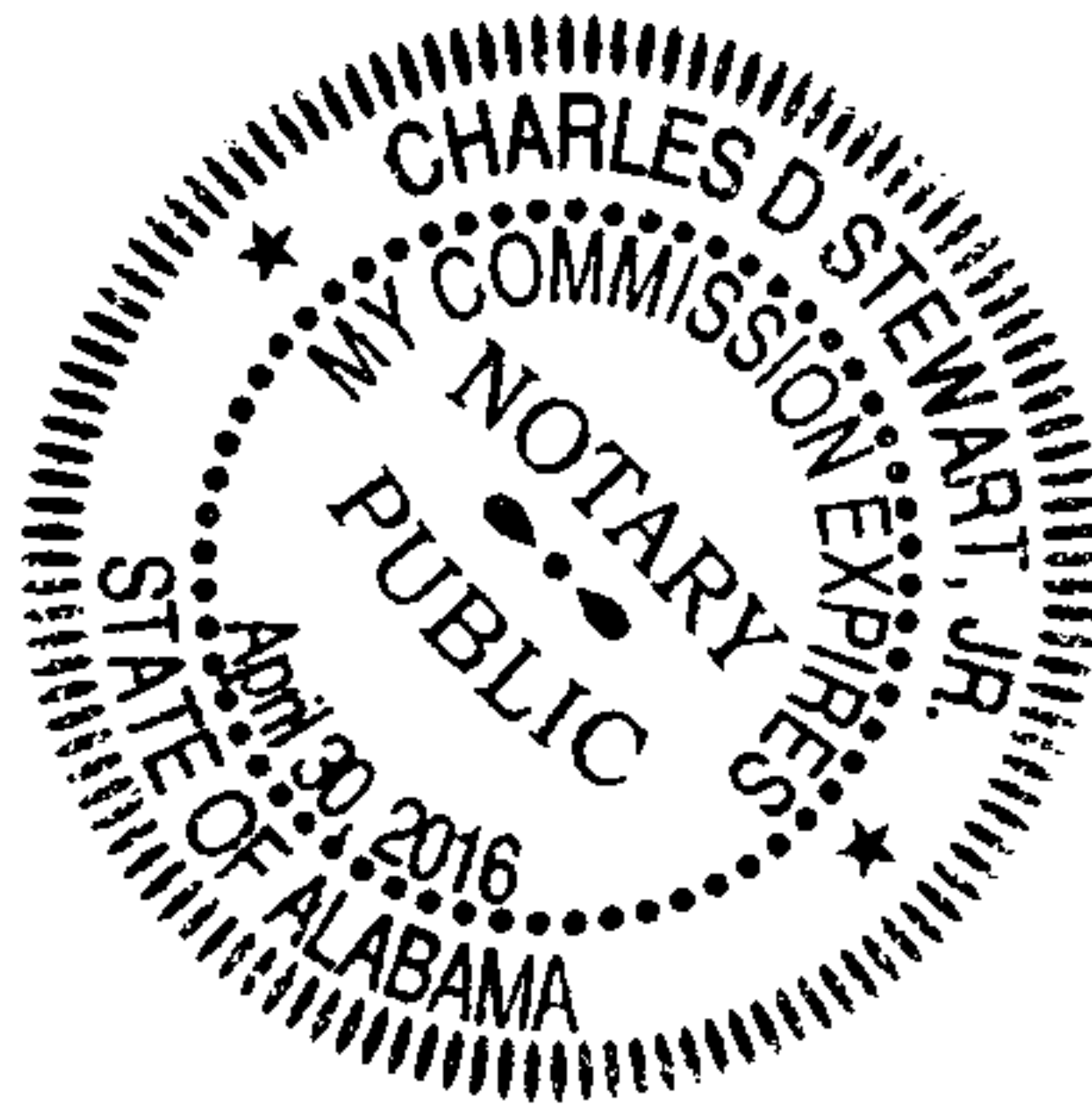
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of July, 2014.

  
JOEY ADERHOLD  
  
TINA FRITZ ADERHOLD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOEY ADERHOLD and TINA FRITZ ADERHOLD, 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, he/she/they executed the same voluntarily on the day the same bears date.

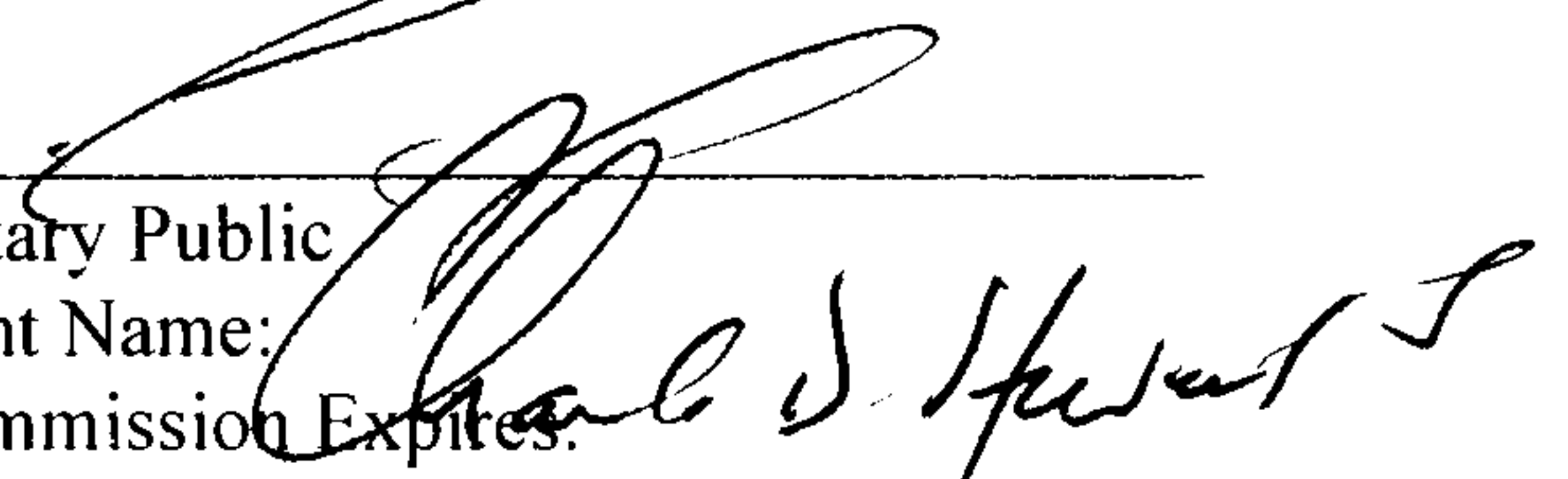
Given under my hand and official seal this the 7th day of July, 2014.



Notary Public

Print Name:

Commission Expires:

  
C D Stewart Jr  
2016



20140709000207160 2/2 \$412.50  
Shelby Cnty Judge of Probate, AL  
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