

Send tax notice to:

PAUL J. WILLIAMS
412 BENT CREEK TRACE
CHELSEA, AL, 35043

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

2014304

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DORETTA M. KING and ANTHONY J. KING, WIFE AND HUSBAND, **whose mailing address is:**

PO Box 272, Chelsea AL 35043 (hereinafter referred to as "Grantors") by PAUL J. WILLIAMS and JENNIFER S. WILLIAMS **whose mailing address is: 412 BENT CREEK TRACE CHELSEA, AL 35043** 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 41, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION - SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, 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. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, ANY 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 20071004000464630 AND INSTRUMENT 20080826000341680, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 20051031000564180, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO BELL SOUTH TELECOMMUNICATIONS, INC., AS RECORDED IN INSTRUMENT 20051212000641700, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. ALABAMA POWER COMPANY AS RECORDED IN BOOK 126, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

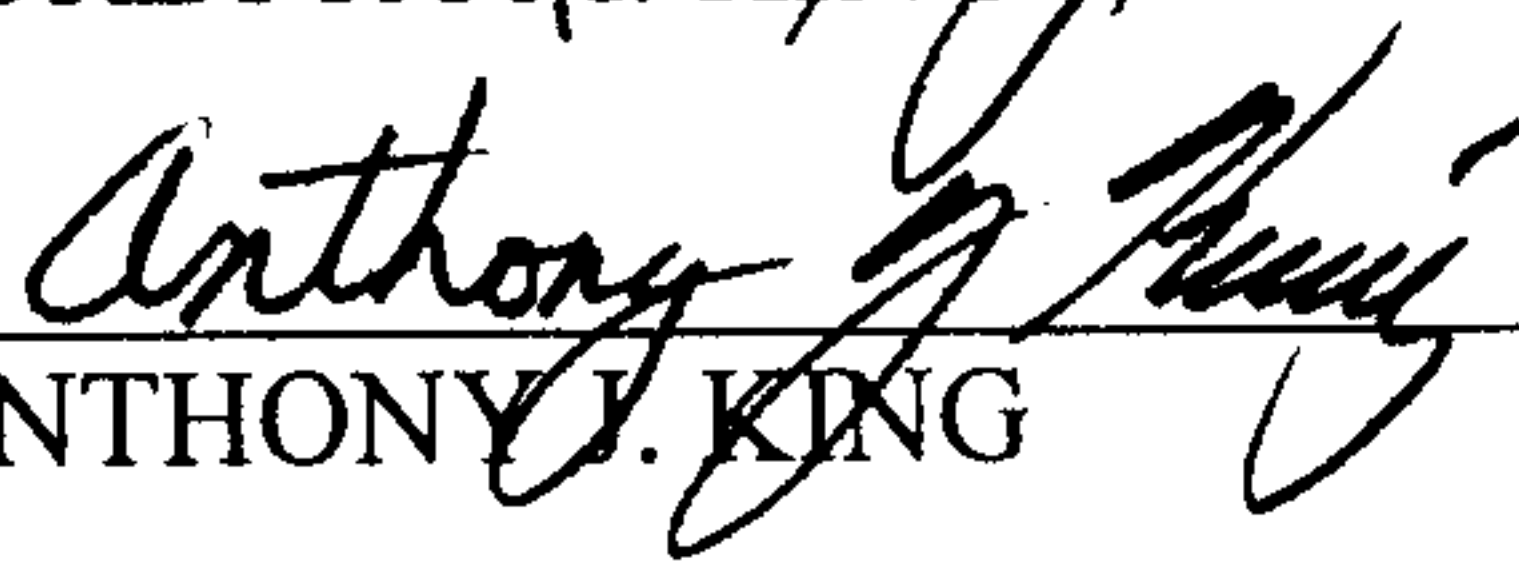
\$260,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$5.00


20140709C00207310 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
07/09/2014 09:32:12 AM FILED/CERT

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.

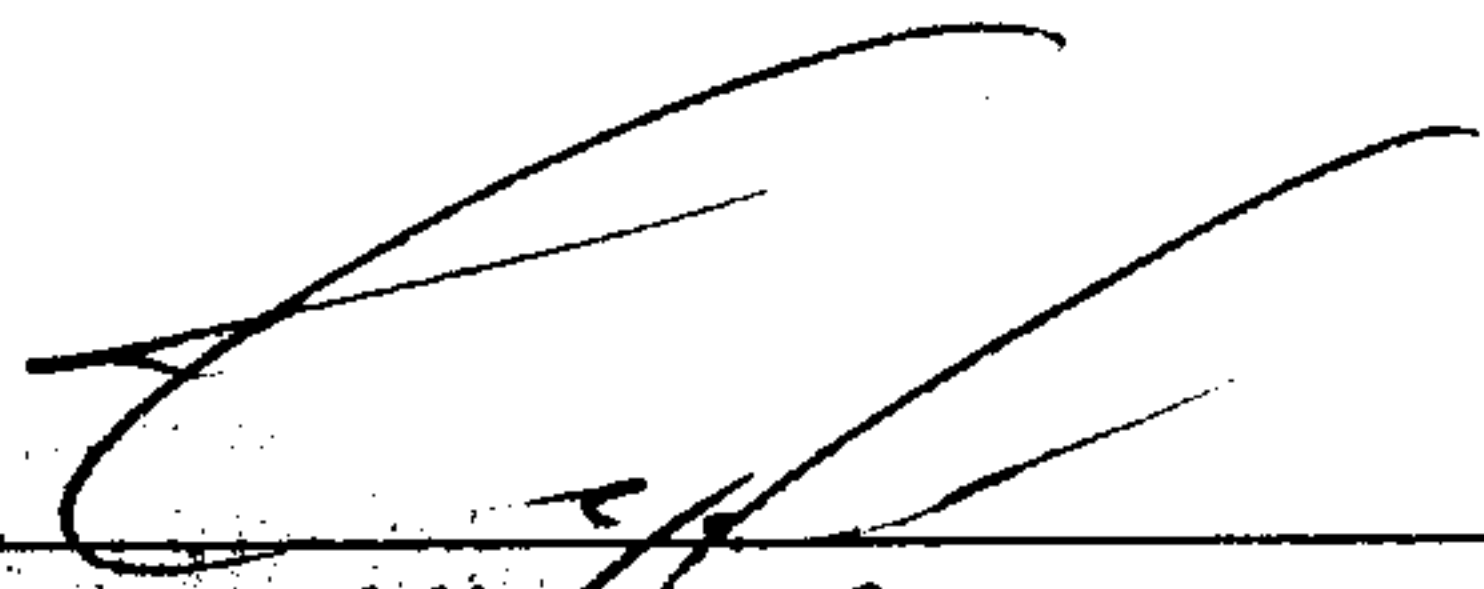
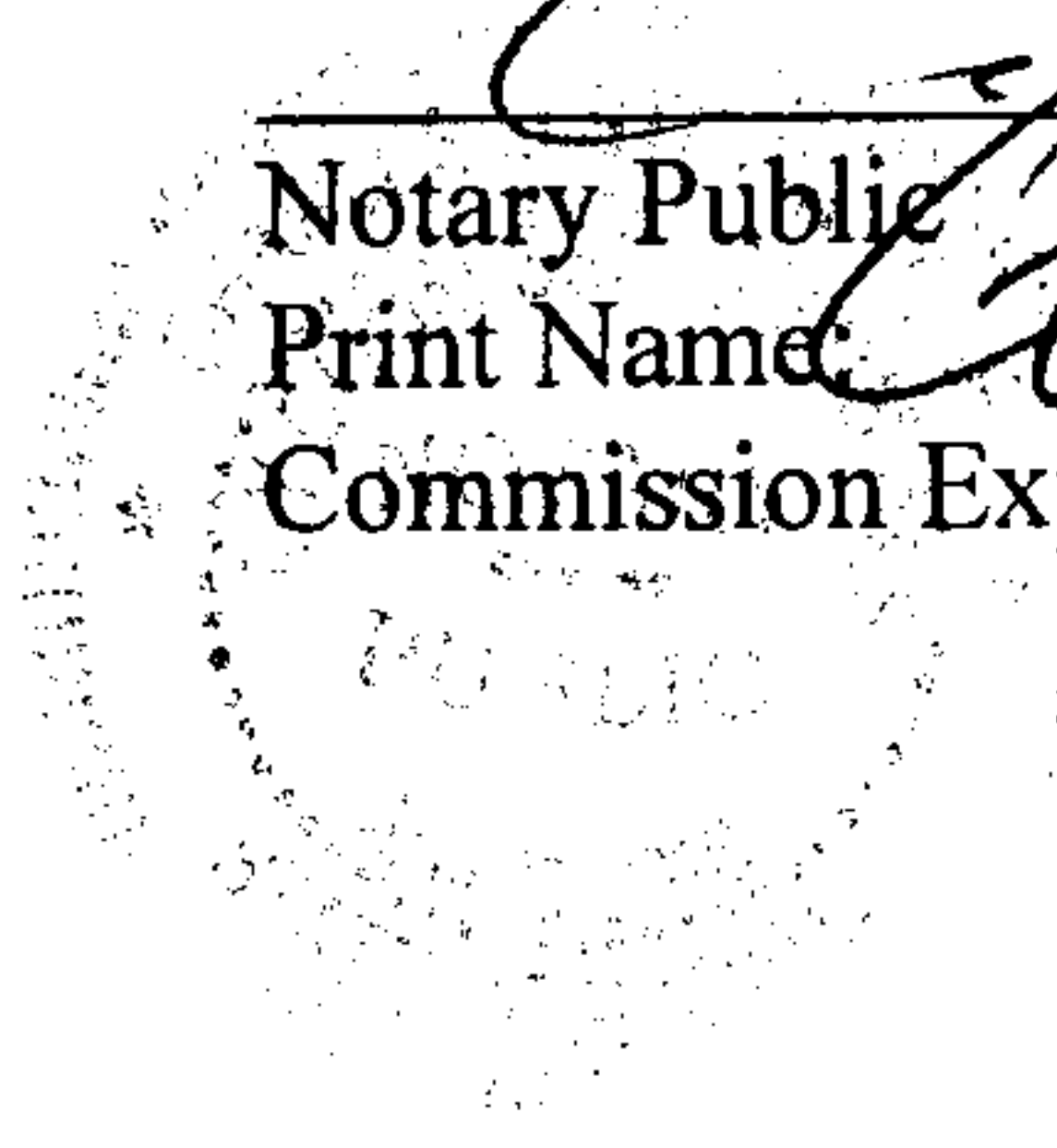
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of June, 2014.


DORETTA M. KING

ANTHONY J. KING

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DORETTA M. KING and ANTHONY J. KING, 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 27th day of June, 2014.


Notary Public
Print Name: Charles J. Stewart, Jr.
Commission Expires: 6/30/16



20140709000207310 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
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