

Send tax notice to:

WILLIAM J. MCMILLAN, IV  
3089 ARBOR BEND  
HOOVER, AL 35244

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

2014285

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH GRIBBIN, JR and ANN BLAIR GRIBBIN, HUSBAND AND WIFE **whose mailing address** is: 68 NORMAN DRIVE, BIRMINGHAM, AL 35213 (hereinafter referred to as "Grantors") by WILLIAM J. MCMILLAN, IV and MALEAH MCMILLAN **whose mailing address** is: 3089 ARBOR BEND, HOOVER, AL 35244 (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 104, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE - PHASE 1B, AS RECORDED IN MAP BOOK 43, PAGE 140, 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. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 191, PAGE 570; DEED BOOK 187, PAGE 372; DEED BOOK 194, PAGE 336; DEED BOOK 197, PAGE 387; DEED BOOK 217, PAGE 750; DEED BOOK 220, PAGE 67 AND INST. NO. 2014-7824(SHELBY COUNTY) AND VOLUME 6271, PAGE 463.(JEFFERSON)
3. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT FOR INGRESS, EGRESS AND UTILITIES RESERVED IN DEED BOOK 201, PAGE 363 AND DEED BOOK 201, PAGE 365.
4. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 216, PAGE 22 TO PAGE 26 AND DEED BOOK 218, PAGE 262.
5. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES RESERVED IN DEED BOOK 331, PAGE 329; INST.NO. 1993-315258 AND INST. NO. 1993-31529.
6. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050803000391990.
7. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY FRONTS ON MOON GLOW LAKE, POND AND STREAMS.
8. EASEMENT TO ALABAMA GAS COMPANY AND MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN REAL VOLUME 3192, PAGE 293 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

  
20140709000207550 1/2 \$217.00  
Shelby Cnty Judge of Probate, AL  
07/09/2014 10:28:01 AM FILED/CERT

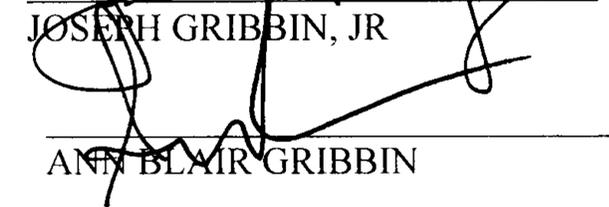
Shelby County, AL 07/09/2014  
State of Alabama  
Deed Tax:\$200.00

9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
AS RECORDED IN INST.NO. 2014-3114.

\$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 Grantees, their heirs, executors, administrators and  
assigns forever against the lawful claims of all persons.

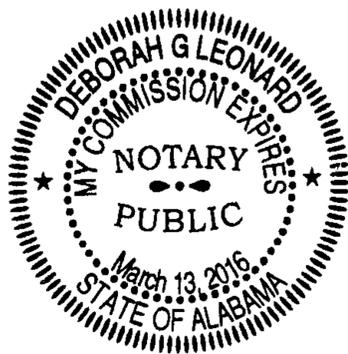
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 20th day of June, 2014.

  
\_\_\_\_\_  
JOSEPH GRIBBIN, JR  
  
\_\_\_\_\_  
ANN BLAIR GRIBBIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOSEPH GRIBBIN, JR and ANN BLAIR GRIBBIN, 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, they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2014.



  
\_\_\_\_\_  
Notary Public  
Print Name: Deborah G Leonard  
Commission Expires: 3-13-16



20140709000207550 2/2 \$217.00  
Shelby Cnty Judge of Probate, AL  
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