

Send tax notice to:

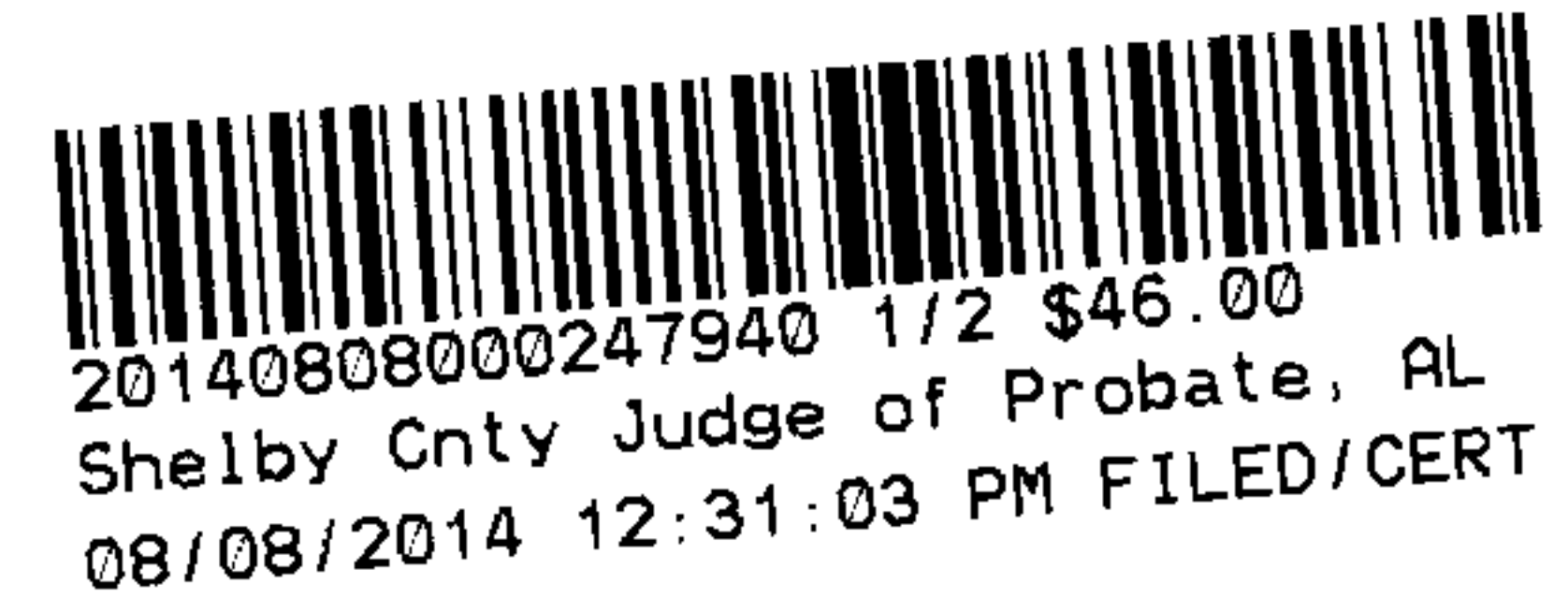
MARK E. LOVELL
4176 CROSSINGS LANE
BIRMINGHAM, AL, 35242

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

2014376

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES R. FOSTER and WILDA R. FOSTER, HUSBAND AND WIFE **whose mailing address is:**

2048 Montreat Drive Birmingham AL 35216 (hereinafter referred to as "Grantors") by MARK E. LOVELL and PATRICIA H. LOVELL **whose mailing address is: 4176 CROSSINGS LANE 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 373, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS THIRD SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

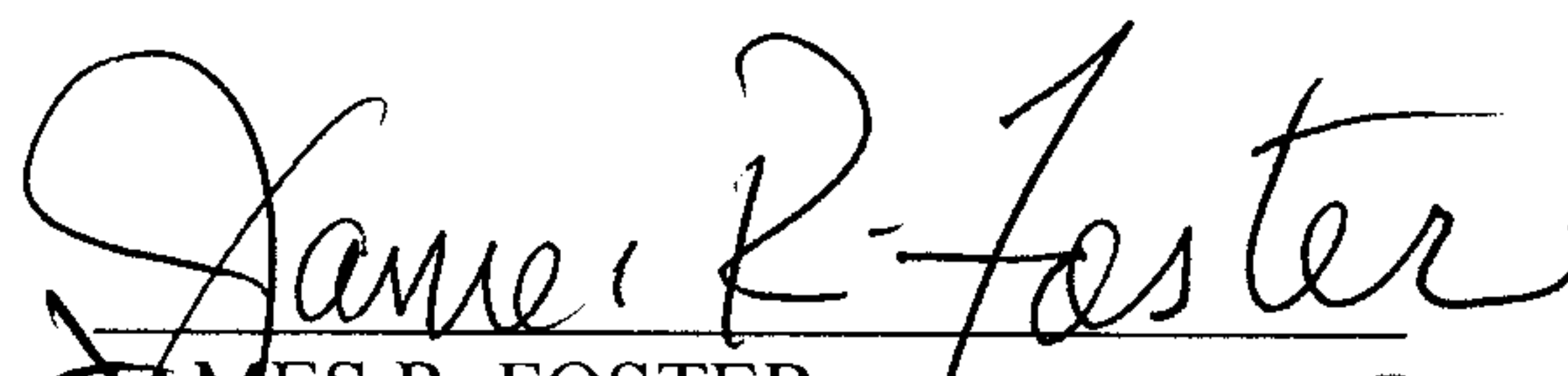
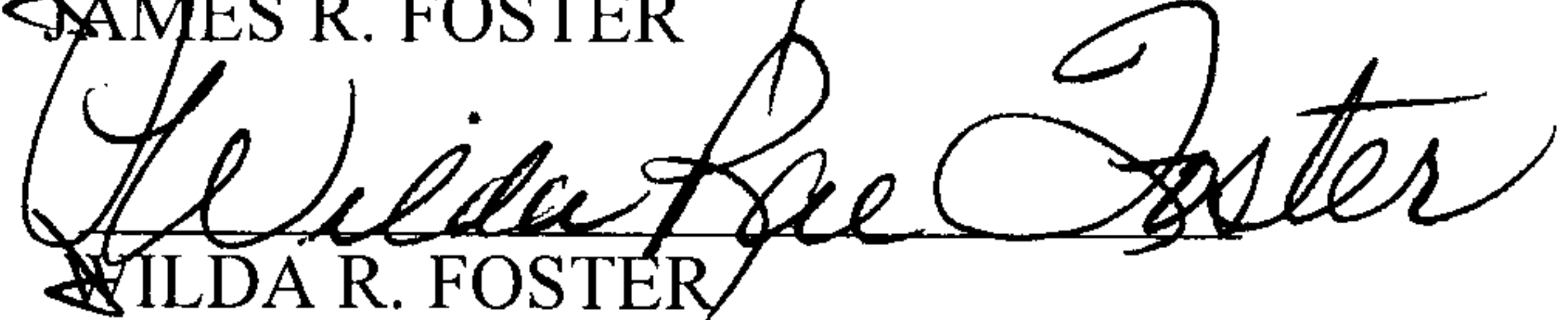
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20040204000057760.
3. RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT #1997-23467, IN INSTRUMENT #1997-20511, IN INSTRUMENT #20051021000549650, AND IN INSTRUMENT #20050824000436120.
4. EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT #1997-20513.
5. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT #2002-02381, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTION, IF ANY, BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
6. RIGHT OF WAY TO THE CITY OF HOOVER AS RECORDED IN INSTRUMENT #2000-40742, INSTRUMENT #2000-40741 AND IN INSTRUMENT #2000-25988.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 142, PAGE 148.
8. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN VOLUME 233, PAGE 700, IN VOLUME 216, PAGE 29 AND IN VOLUME 282, PAGE 115.
9. CONDITIONS, RESERVATIONS, RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #20050317000121220.
10. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF CALDWELL CROSSINGS THIRD SECTOR RECORDED IN MAP BOOK

33, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

\$261,000.00 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.

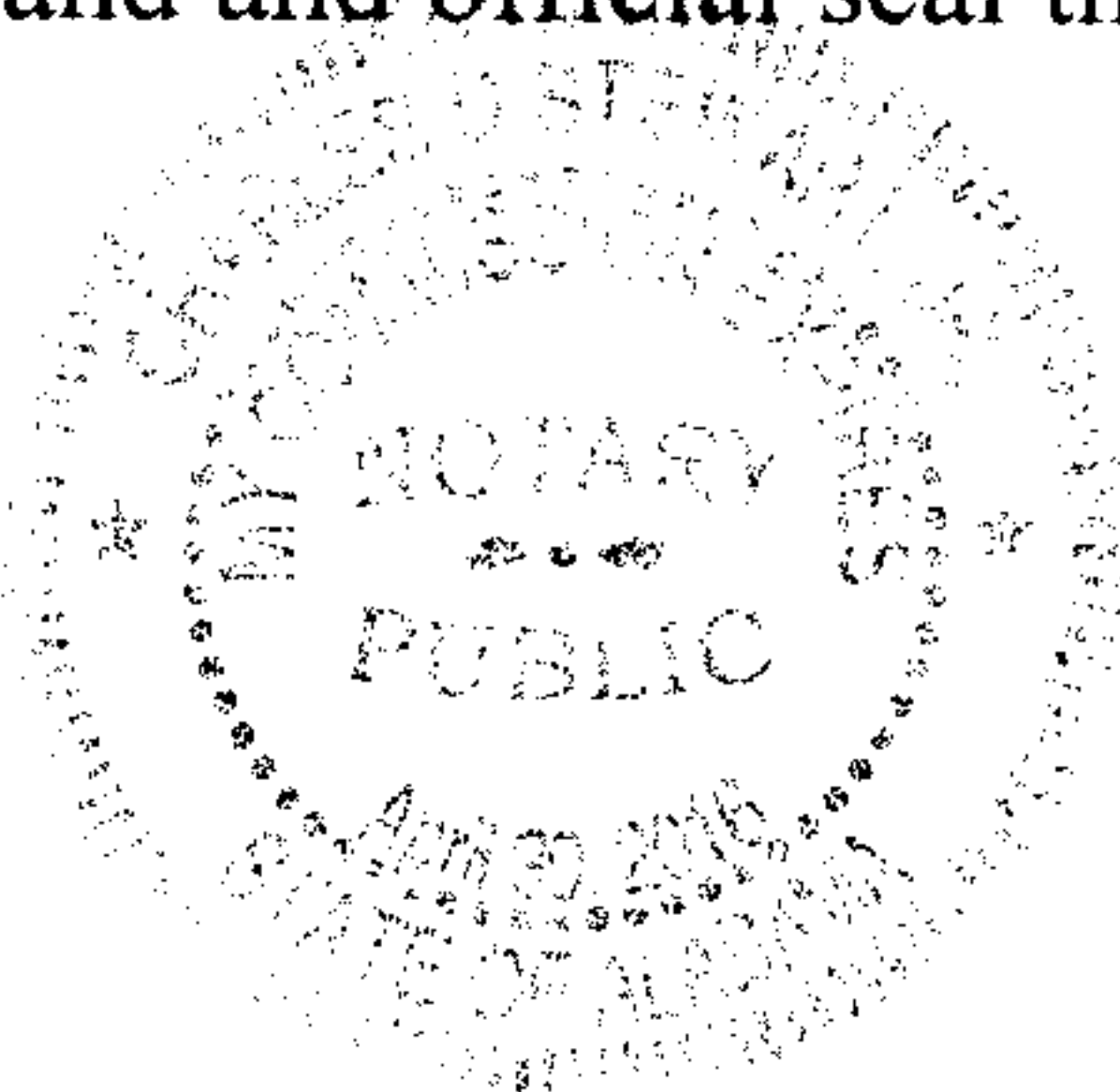
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30th day of July, 2014.

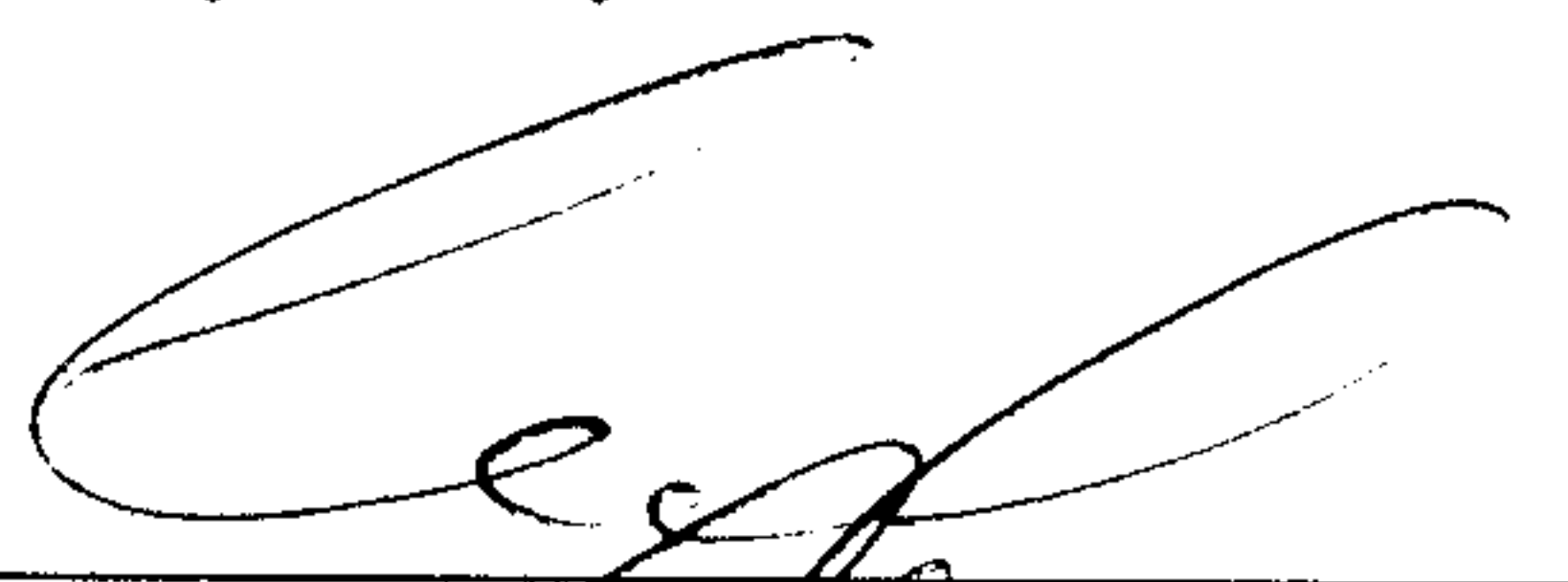
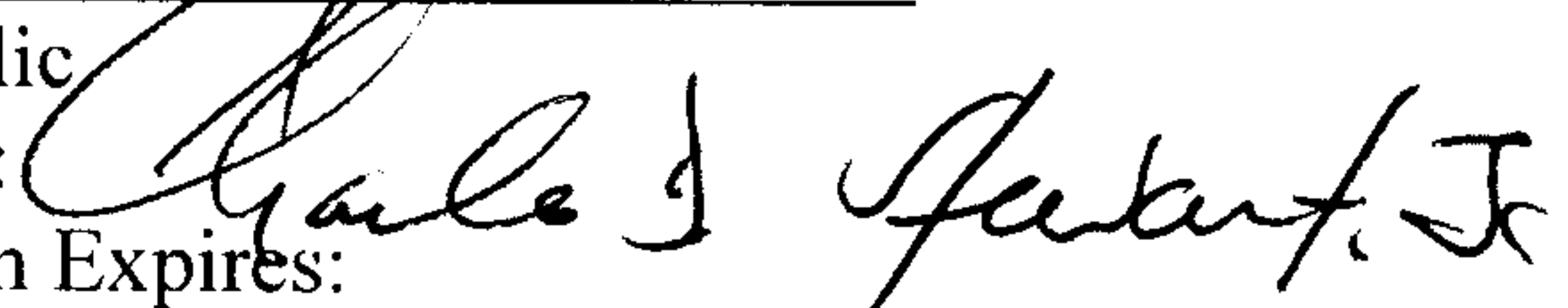

JAMES R. FOSTER

WILDA R. FOSTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JAMES R. FOSTER and WILDA R. FOSTER, 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 30th day of July, 2014.




Notary Public
Print Name: 
Commission Expires:

4-30-16


20140808000247940 2/2 \$46.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:03 PM FILED/CERT