Send tax notice to:

JOHN NAVARRO
4552 GUILFORD CIRCLE
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

2014373

20140808000248160 1/2 $157.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:25 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, J.P. THOMAS, JR. and JANICE C. THOMAS, HUSBAND AND WIFE **whose mailing address** is: 9542 COBHAM PARK DRIVE, DAPHNE, AL 36526 (hereinafter referred to as "Grantors") by JOHN NAVARRO **whose mailing address** is: 4552 GUILFORD CIRCLE, 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 115, ACCORDING TO THE FINAL PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, 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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. COVENANTS, TERMS, CONDITIONS, EASEMENTS AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1998-5153 AND INSTRUMENT #1998-22042.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121 PAGE 294 AND DEED BOOK 60 PAGE 260.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1995-16401 AND AMENDED IN INSTRUMENT #1996-1432 AND INSTRUMENT #1996-21440.
6. RESTRICTIVE COVENANT AND GRANT OF LAND EASEMENT IN INSTRUMENT #1997-19421.
7. AMENDED AND RESTATED RESTRICTIVE COVENANTS IN BOOK 265 PAGE 96.
8. SHELBY CABLE AGREEMENT IN BOOK 350, PAGE 545.
9. COVENANTS AND AGREEMENT FOR WATER SERVICE IN BOOK 235 PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND INSTRUMENT #1993-20840.
10. DEVELOPMENT AGREEMENT IN INSTRUMENT #1994-22318.
11. RIGHT OF WAY TO BIRMINGHAM WATER WORKS IN INSTRUMENT #1995-11637.

Shelby County, AL 08/08/2014
State of Alabama
Deed Tax:$140.00

12. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS IN INSTRUMENT #1995-7422.
13. RECIPROCAL EASEMENT AGREEMENT IN INSTRUMENT #1995-16400.
14. GREYSTONE FARMS COMMUNITY CENTER AND RESTRICTIONS IN INSTRUMENT #1995-16403.
15. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 12, PAGE 845, AMENDED IN MISC BOOK 15, PAGE 845; MISC BOK 12, PAGE 852 AND AMENDED IN MISC BOOK 15 PAGE 840.
16. EASEMENT TO SHELBY COUNTY IN INSTRUMENT #1944-21963.
17. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT #1997-19421 AND VOLUME 4719, PAGE 196.
18. RIGHTS OF OTHERS TO THE USE OF HUGH DANIEL DRIVE AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799 IN THE PROBATE OFFICE.
19. EASEMENT TO SHELBY COUNTY IN INSTRUMENT NO 1994-21963 IN THE PROBATE OFFICE.

$75,000.00 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 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 5th day of August, 2014.

J.P. Thomas, Jr.
J.P. THOMAS, JR.

Janice C. Thomas
JANICE C. THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.P. THOMAS, JR. and JANICE C. THOMAS, 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 5th day of August, 2014.

Notary Public
Print Name: Carl J. Sparkman, Jr.
Commission Expires: 5-30-16

20140808000248160 2/2 $157.00
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