

Send tax notice to:

JOHN H. BRECKENRIDGE
712 HEATHERWOOD DR
BIRMINGHAM, 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

2014367

WARRANTY DEED


20140821000262720 1/2 \$355.50
Shelby Cnty Judge of Probate, AL
08/21/2014 01:34:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Eight Thousand Three Hundred and 00/100 Dollars (\$338,300.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DEBRA K. TIETJE, a single individual **whose mailing address** is: 597 Dogwood Lakes Drive, Chelsea, AL 35043(hereinafter referred to as "Grantors") by JOHN H. BRECKENRIDGE and ADRIENNE F. BRECKENRIDGE **whose mailing address** is: 712 Heatherwood Drive, Birmingham, 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 5, ACCORDING TO THE SURVEY OF HEATHERWOOD 1ST SECTOR AS RECORDED IN MAP BOOK 8, PAGES 27 A&B, 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. BUILDNG LINE(S) AND EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 37, PAGE 537, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 318, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 39, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS REGARDING ALABAMA POWER COMPANY, RECORDED IN MISC. VOLUME 39, PAGE 980, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. MINERAL LAND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 357, PAGE 769, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARIAN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO AND/OR TRAVERSING THROUGH, SUBJECT PROPERTY.
9. RESTRICTIONS APPEARING OF RECORD IN REAL 70 PAGE 173 AND REAL 327, PAGE 537 AND FIRST AMENDMENT TO RESTRICTIONS RECORDED IN INSTRUMENT 1998-23623 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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10. RESTRICTIONS APPEARING OF RECORDED IN INSTRUMENT 2000-30516 AND INSTRUMENT 20030416000221760 AND CORRECTED BY INSTRUMENT 2007011100016540 AND INSTRUMENT 20030410000221770 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS APPEARING OF RECORD IN REAL 146, PAGE 327 AND INSTRUMENT 20030411000221780, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
12. AGREEMENT AS RECORDED IN INSTRUMENT 20030411000221790 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2010020400035140 AND INSTRUMENT 20100615000189470 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$270,600.00 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.

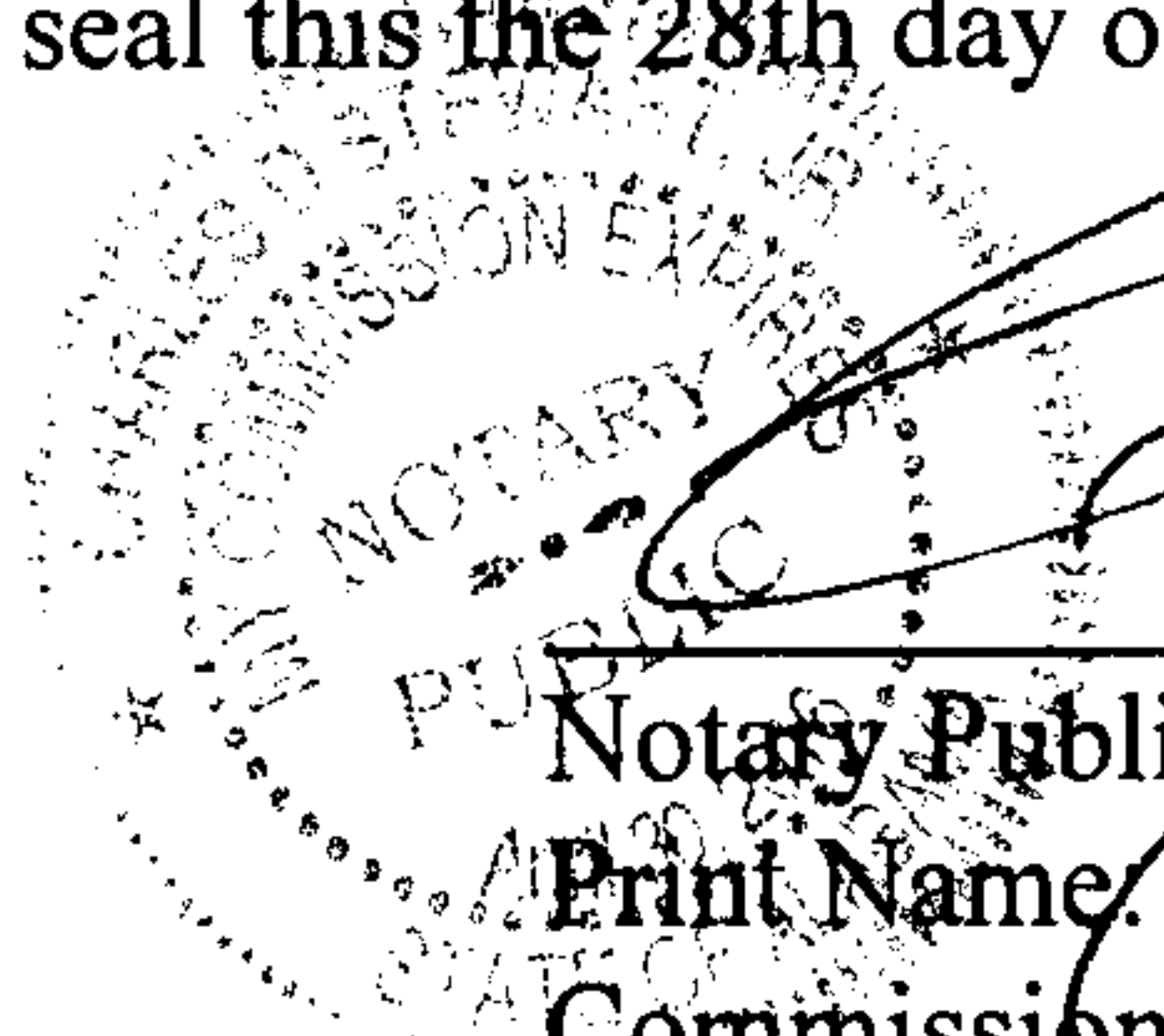
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of July, 2014.


DEBRA K. TIETJE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBRA K. TIETJE, 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 28th day of July, 2014.


Notary Public
Print Name: Paul D. Stewart, Jr.
Commission Expires: 8-30-16


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