

Send tax notice to:

LISA M. HOLMAN
128 RIVER BIRCH ROAD
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

2014433A

WARRANTY DEED


20140903000276860 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/03/2014 03:30:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Two Thousand and 00/100 Dollars (\$232,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL S. HEARTSILL and TONYA W. HEARTSILL, HUSBAND AND WIFE **whose mailing address is:**

21641 Overhill Circle, Sylacauga AL 35150

(hereinafter referred to as "Grantors") by LISA M. HOLMAN **whose mailing address is:**
128 RIVER BIRCH ROAD, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 607, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE VI SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

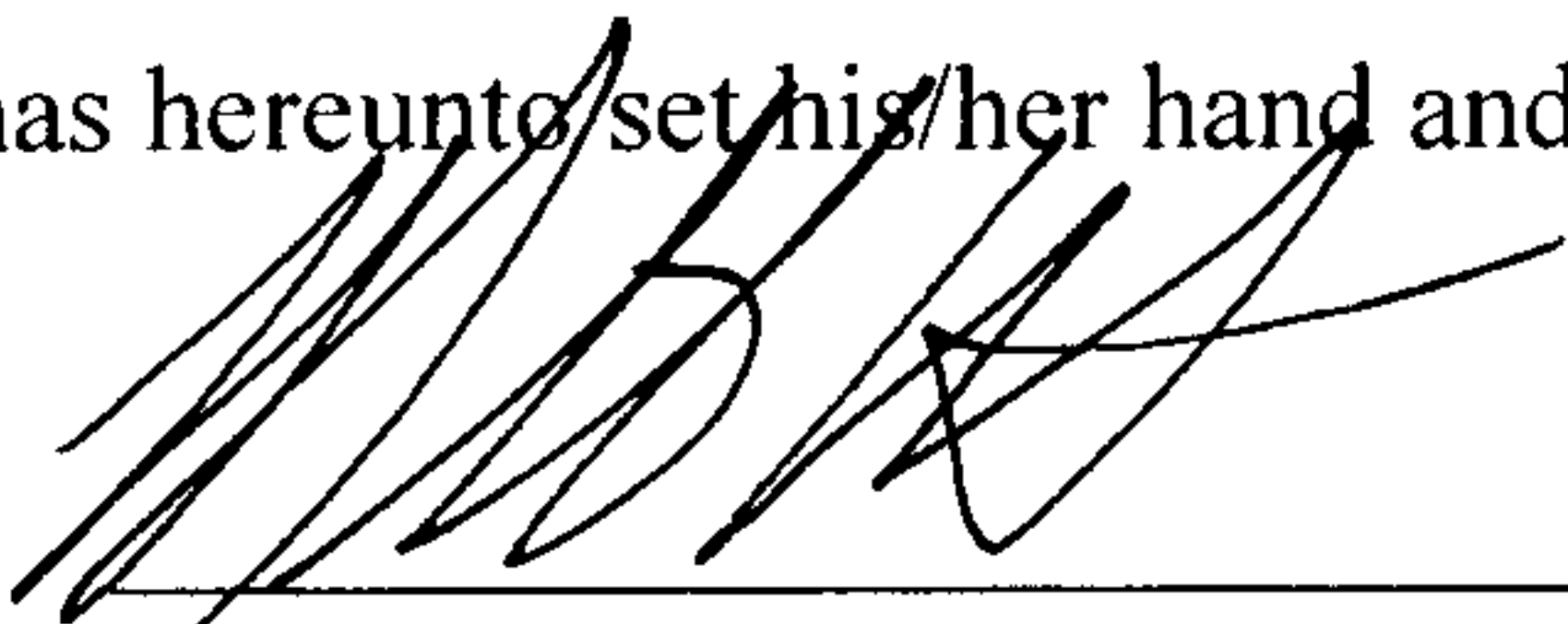
SUBJECT TO:

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. RESTRICTIONS, LIMITATIONS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COMMON AREAS AS SHOWN ON THE MAP AND SURVEY OF WINDSTONE VI SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS, COVENANTS AND TERMS APPEARING OF RECORD IN INSTRUMENT NO. 20040907000496940, IN SAID PROBATE OFFICE.
4. RIGHT OF WAY/EASEMENT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 126, PAGE 63 AND INSTRUMENT NO. 2004-50621, IN SAID PROBATE OFFICE.

\$225,040.00 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 22nd day of August, 2014.

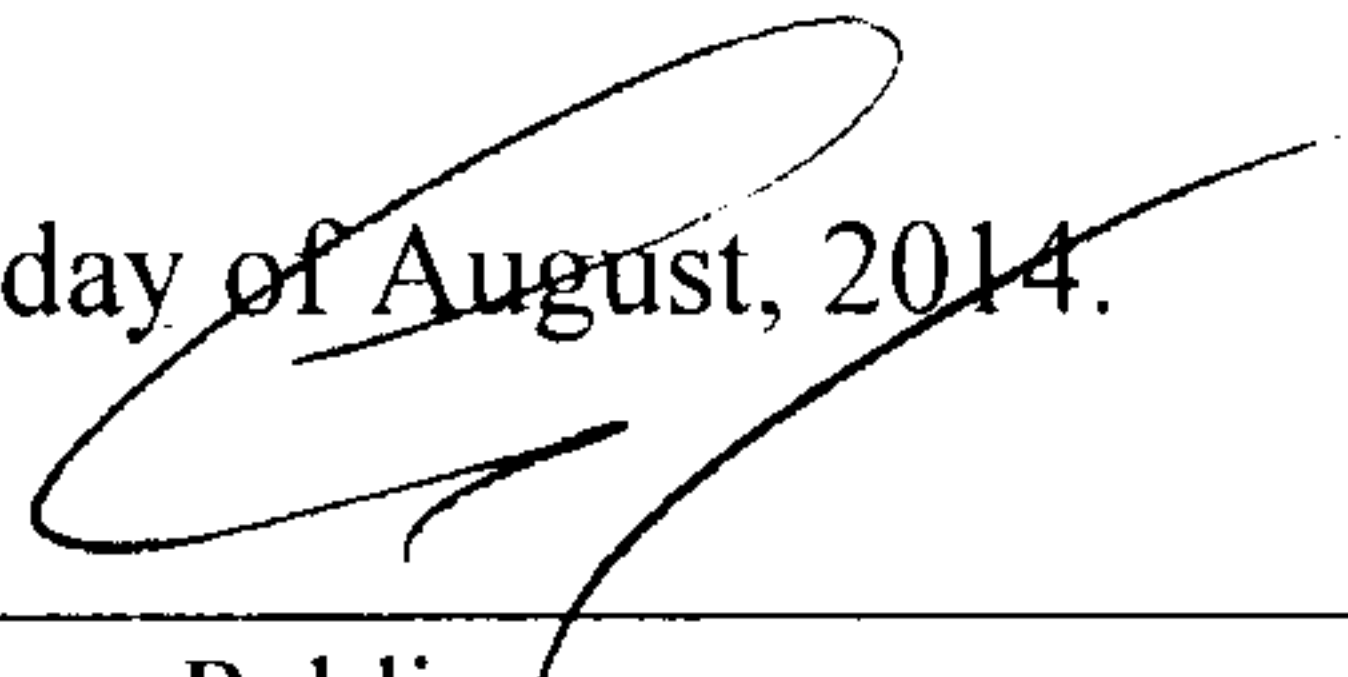

MICHAEL S. HEARTSILL

TONYA W. HEARTSILL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL S. HEARTSILL and TONYA W. HEARTSILL, 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 22nd day of August, 2014.



Notary Public
Print Name:
Commission Expires: 8/30/16




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Shelby Cnty Judge of Probate, AL
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