

Send tax notice to:

GEORGE H. GRAHAM, III
1032 EAGLE HOLLOW DR
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

2014447

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars (\$443,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EDGAR CLAYTON BURT, JR and CYNTHIA M. BURT, HUSBAND AND WIFE **whose mailing address is:** 4010 Somerset Ridge, Birmingham AL 35242 (hereinafter referred to as "Grantors") by GEORGE H. GRAHAM, III and LEIGH F. GRAHAM **whose mailing address is: 1032 EAGLE HOLLOW DR, 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 1748, ACCORDING TO THE SURVEY OF EAGLE POINT 17TH SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 82, 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. COVENANTS AND RESTRICTIONS RECORDED IN INST. NO. 2002-61054; INST. NO. 2003-754 AND INST. NO. 2004-50545.
3. ARTICLES OF INCORPORATION OF EAGLE POINT HOA INC. RECORDED IN INST. NO. 2007-56846.

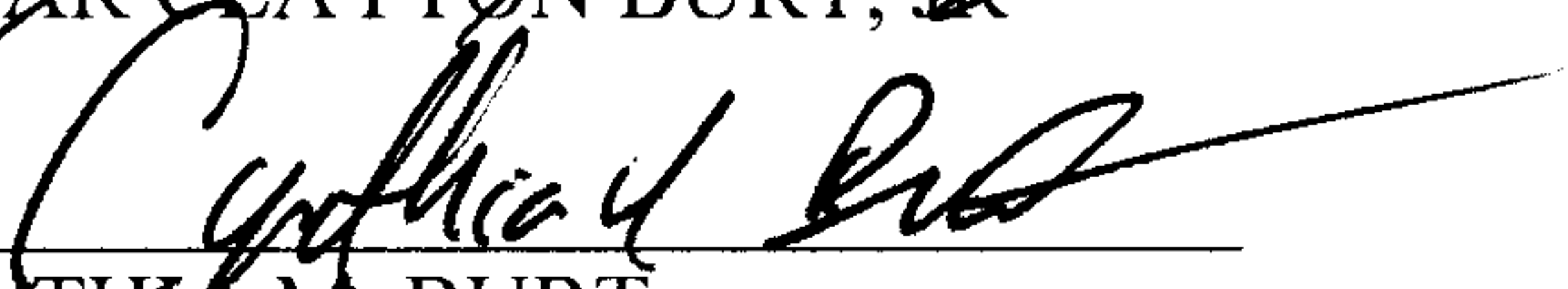
\$354,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.


20140910000282900 1/2 \$106.00
Shelby Cnty Judge of Probate, AL
09/10/2014 11:00:34 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of August, 2014.

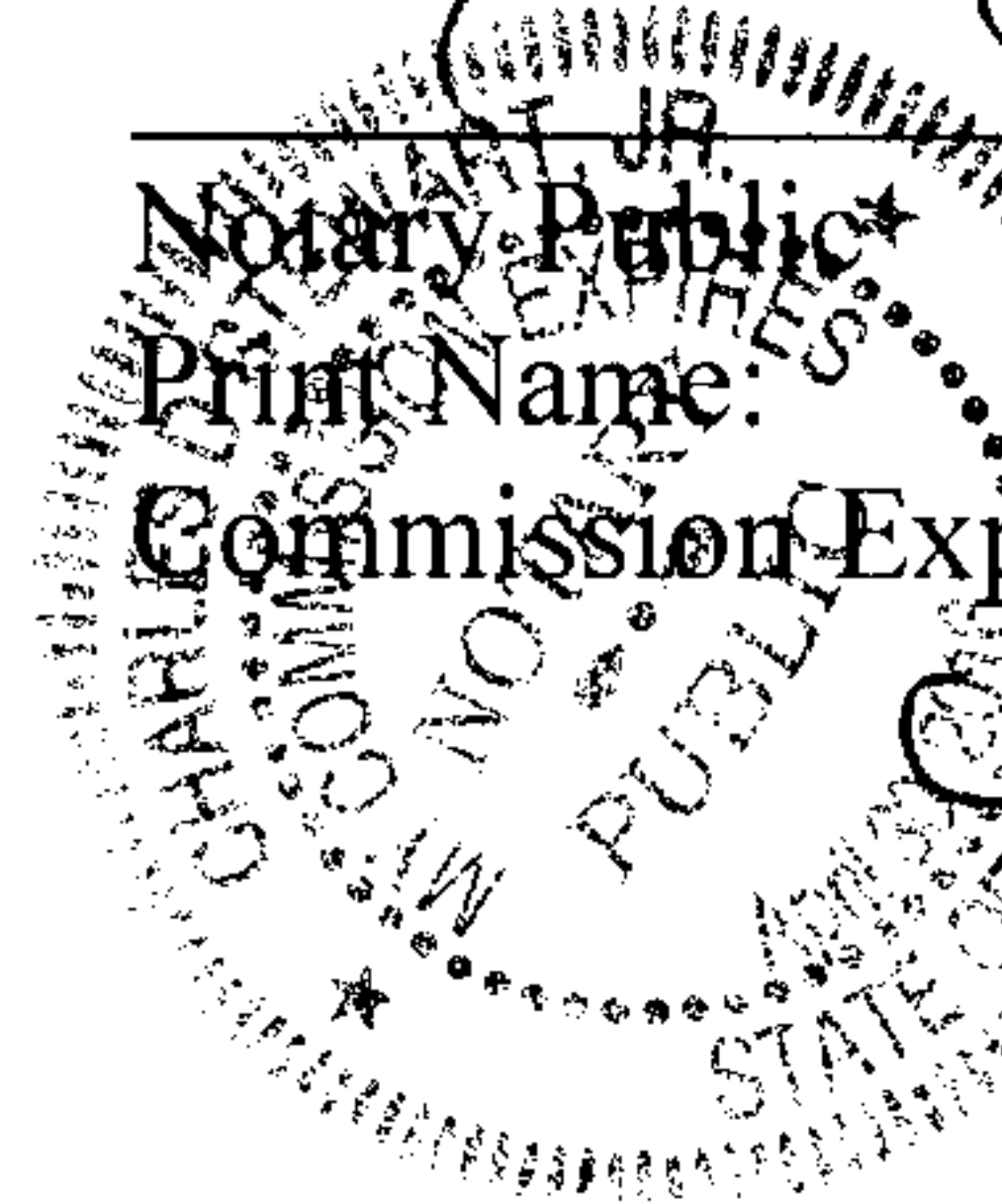

EDGAR CLAYTON BURT, JR.


CYNTHIA M. BURT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that EDGAR CLAYTON BURT, JR and CYNTHIA M. BURT, 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 29th day of August, 2014.


Notary Public
Print Name:
Commission Expires:
 08-20-16

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$89.00


20140910000282900 2/2 \$106.00
Shelby Cnty Judge of Probate, AL
09/10/2014 11:00:34 AM FILED/CERT