

Send tax notice to:

RYAN J BLODGETT
1020 BEAUMONT AVENUE
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

2014452

WARRANTY DEED


20140910C00282930 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
09/10/2014 11:00:37 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$314,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRADFORD D. DOBBINS, AN UNMARRIED MAN **whose mailing address is:**

1080 Norman Way, Birmingham AL 35242 (hereinafter referred to as "Grantors") by RYAN J BLODGETT and ERIN E. BLODGETT **whose mailing address is: 1020 BEAUMONT AVENUE, 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 28B, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF BEAUMONT – PHASE 5, A RESURVEY OF LOTS 1-31, AS RECORDED IN MAP BOOK 40, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

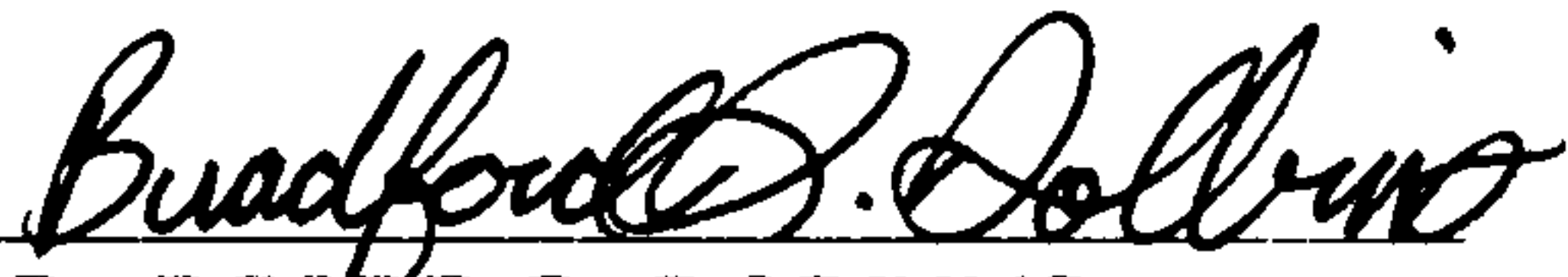
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20060411000166620, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN MISC. VOLUME 5, PAGE 355; MISC. VOLUME 4, PAGGE 442, AND MISC. VOLUME 48, PAGE 427, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
4. AGREEMENT FOR COVENANTS AS RECORDED IN INSTRUMENT NO. 20060607000270390, IN SAID PROBATE OFFICE.
5. GRANT OF LAND EASEMENT AND RESTRICTIONS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20070418000180130, IN SAID PROBATE OFFICE.
6. RESTRICTIONS APPEARING OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAUMONT RESIDENTIAL SUBDIVISION AS RECORDED IN INSTRUMENT NO. 20070626000297880; AMENDED AND RESTATED AS RECORDED IN INSTRUMENT NO. 20071130000543120 AND AMENDMENT TO AMENDED AND RESTATED AS RECORDED IN INSTRUMENT NO. 20080814000326670, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.

7. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071109000517680, IN SAID PROBATE OFFICE.

\$299,155.00 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.

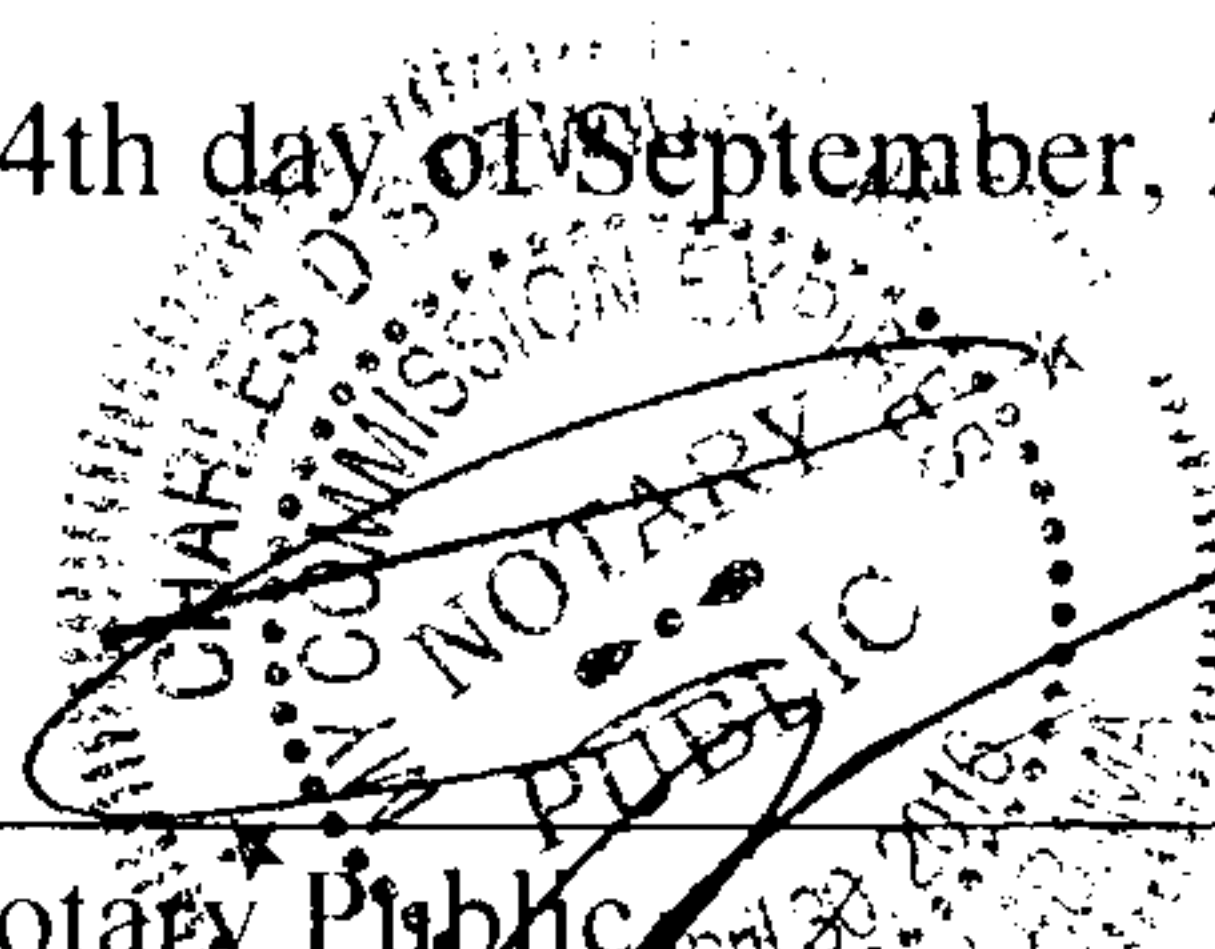
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4th day of September, 2014.


BRADFORD D. DOBBINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRADFORD D. DOBBINS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2014.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 09-23-2015
C 30-16


20140910000282930 2/2 \$33.00
Shelby Cnty Judge of Probate, AL
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