

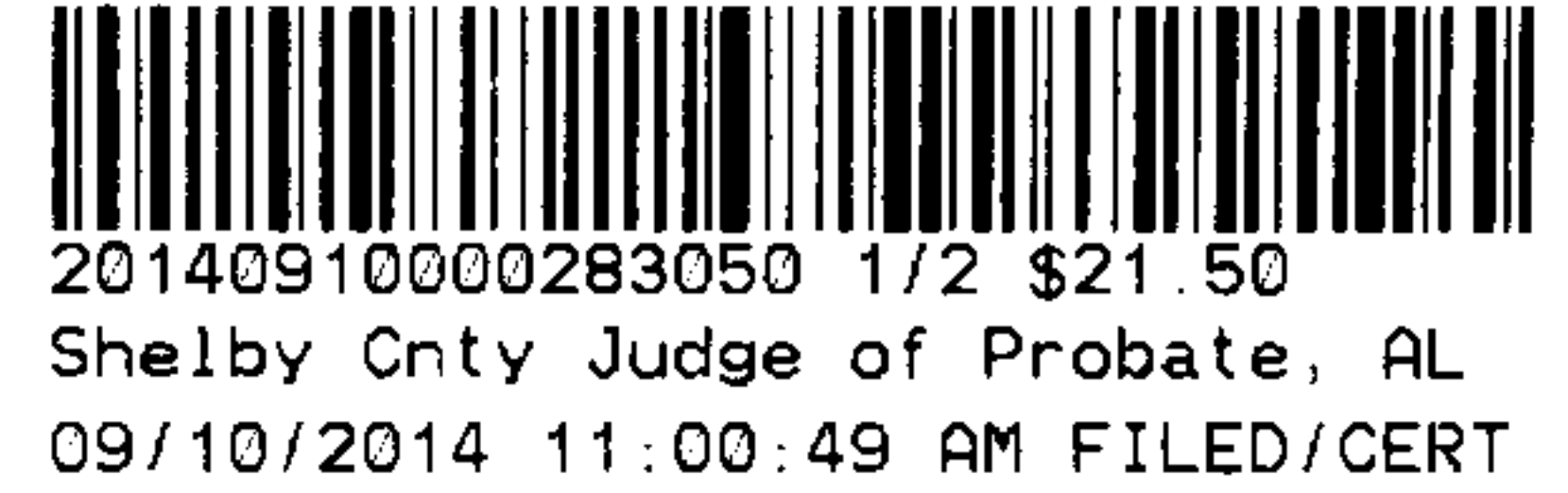
Send tax notice to:

DARRIN L. DURHAM
5838 FOREST LAKES COVE
STERRETT, AL, 35147

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

2014444



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Five Thousand Seven Hundred Forty-Five and 00/100 Dollars (\$145,745.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SHANAE N. SHARPE, an UNMARRIED WOMAN **whose mailing address is:**
3215 Buck Horn Cove Birmingham AL 35242 (hereinafter referred to as "Grantors") by DARRIN L. DURHAM and KRISTIN M. DURHAM **whose mailing address is:** 5838 FOREST LAKES COVE, STERRETT, AL, 35147 (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 422 ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGES 122 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE 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, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON THE SURVEY OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGES 122 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323; BOOK 236, PAGE 829 AND INSTRUMENT NO. 20050204000058230, IN SAID PROBATE OFFICE.
4. EASEMENT TO SHELBY COUNTY RECORDED AS INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO 1993-03965 AND INSTRUMENT NO. 1993-03966, IN SAID PROBATE OFFICE.
5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 20051129000616500 AND AMENDE DBY INSTRUMENT NO. 20090116000014950 AND INSTRUMENT NO. 20051216000650920, IN SAID PROBATE OFFICE.
6. RIGHTS OF HOMEOWNER'S ASSOCIATION TO ASSESS LIEN, DUES AND/OR OTHER CHARGES, IF ANY.

\$141,372.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$4.50

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.

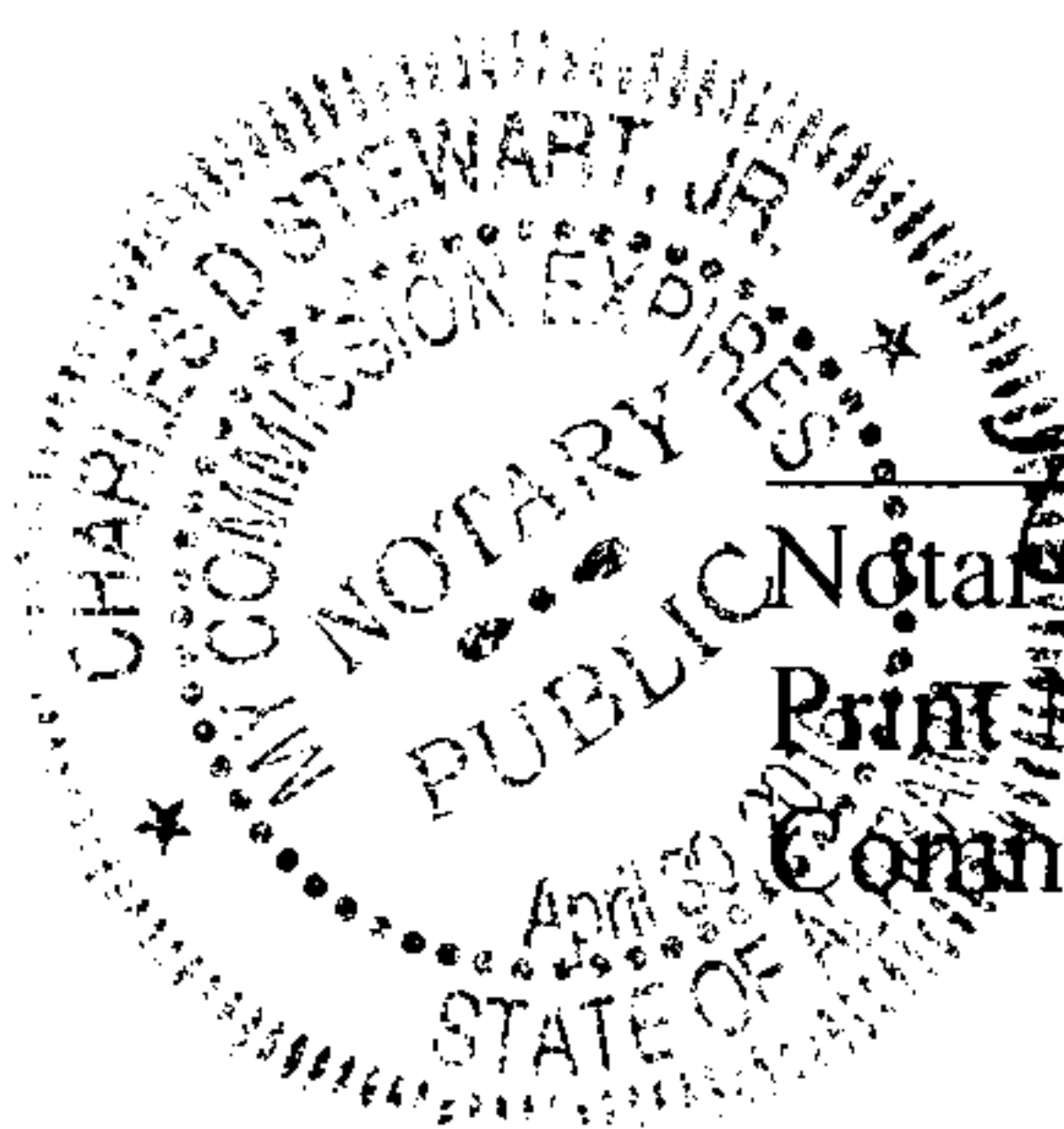
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of August, 2014.

Shanae N. Sharpe
SHANAE N. SHARPE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHANAE N. SHARPE, 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, she 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:

Charles D. Stewart Jr
6-30-16



20140910000283050 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
09/10/2014 11:00:49 AM FILED/CERT