

Send tax notice to:

MELISSA PINOLA
2570 BRIDLEWOOD DRIVE
HELENA, AL, 35080

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

2014470

WARRANTY DEED


20140910000283160 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
09/10/2014 11:01:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand Five Hundred and 00/100 Dollars (\$156,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRIAN S. SHANNON and JENNIE M. SHANNON, HUSBAND AND WIFE **whose mailing address** is: 180 Appleford Road, Helena, AL 35080 (hereinafter referred to as "Grantors") by MELISSA PINOLA and MARC PINOLA **whose mailing address** is: 2570 BRIDLEWOOD DRIVE, HELENA, AL, 35080 (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 41, ACCORDING TO THE SURVEY OF DEARING DOWNS 12TH ADDITION 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

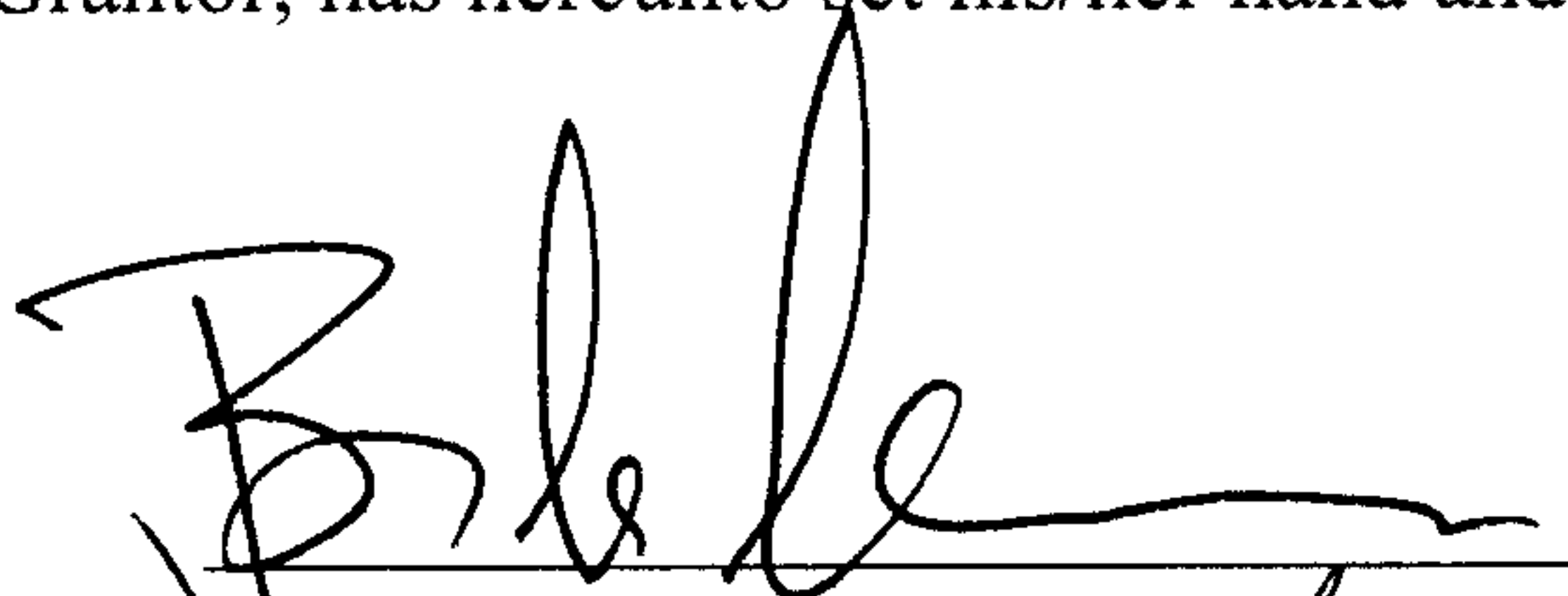
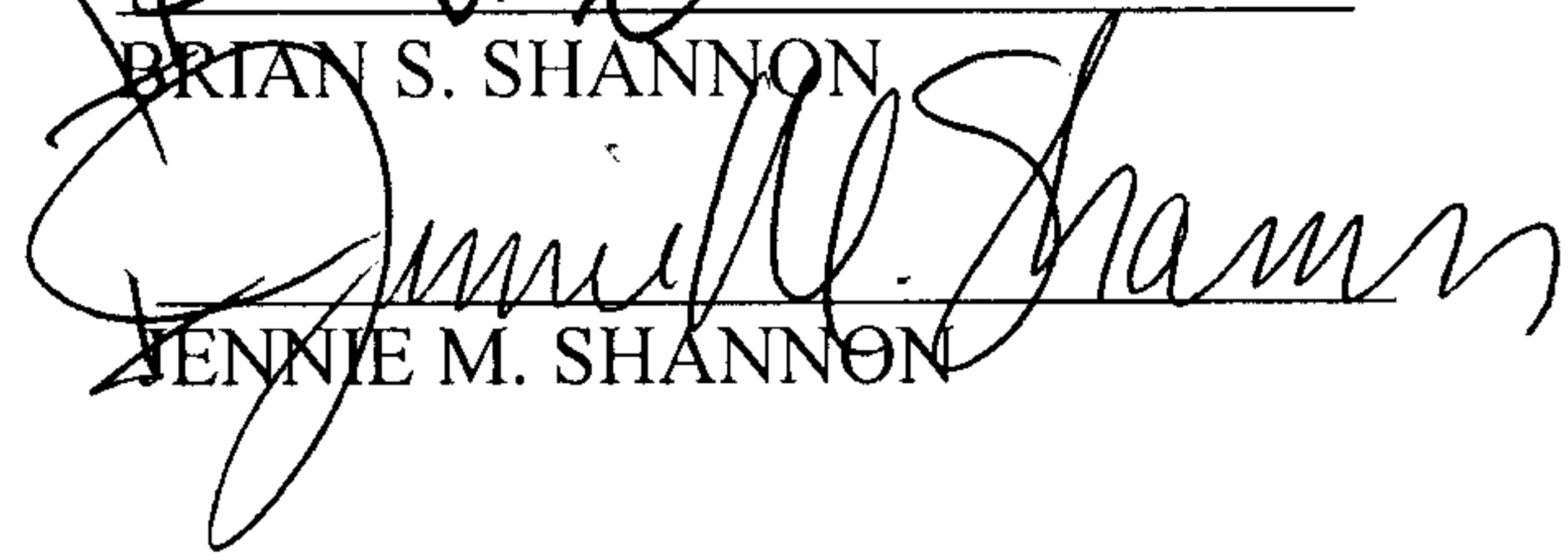
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUIDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 393, PAGE 138.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 55, PAGE 454.
6. RIGHT OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED VOLUME 271, PAGE 726.

\$151,805.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$5.00

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.

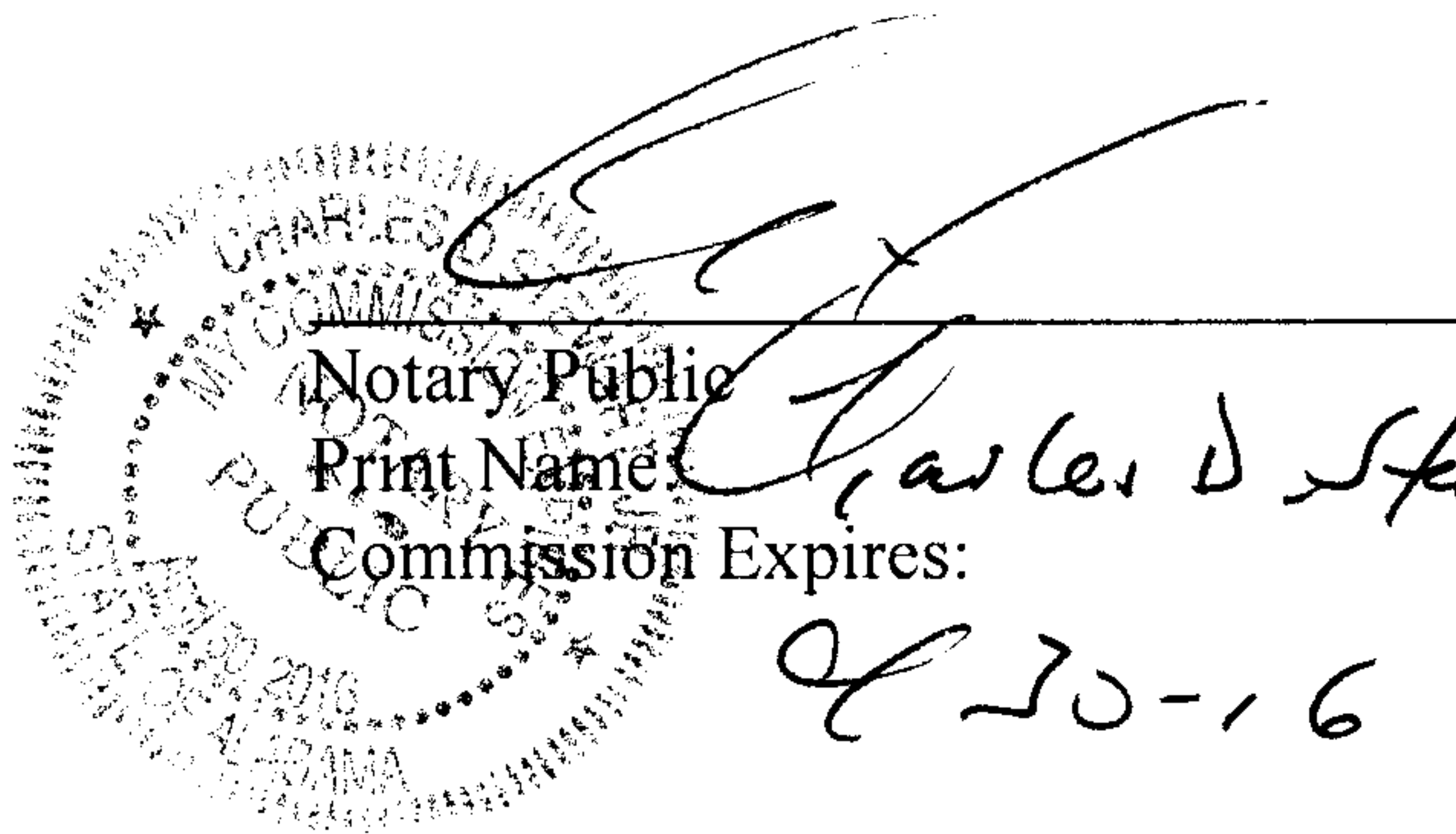
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 5th day of September, 2014.


BRIAN S. SHANNON

JENNIE M. SHANNON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN S. SHANNON and JENNIE M. SHANNON, 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 5th day of September, 2014.


Notary Public
Print Name: Charles D Skountz Jr
Commission Expires: 8-20-16



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