

Document Prepared By:  
**V. Edward Freeman, II**  
**Stone, Patton, Kierce & Freeman**  
**118 North 18<sup>th</sup> Street**  
**Bessemer, Alabama 35020**

Send Tax Notice To:  
**Jackie Stevenson**  
**545 Russet Bend Drive**  
**Hoover, AL 35244**

## **CORPORATE DEED**

**STATE OF ALABAMA        }**  
**COUNTY OF SHELBY       }**

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00)** *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s),* to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **First Financial Bank, a Corporation, whose mailing address is P.O. Box 340, Bessemer, AL 35021**(herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **Jackie Stevenson, whose mailing address is 545 Russett Bend Drive, Hoover, AL 35244** (herein referred to as Grantee(s)) the following described real estate, situated in **Shelby County, Alabama** to wit:

**Lots 85,86,98,99,100,101,102,103,104 and 105, according to the Survey of Ben Creek Subdivision- Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.**


**Source of Title: Instrument No. 20091006000378290, Shelby County, Alabama.**  
**Property Address: 10 Lots, Bent Creek Subdivision (85, 86, 98-105), Pelham, AL 35124**

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

### **SUBJECT TO:**

- Item 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.**
- Item 2. Rights or claims of parties in possession not shown by the public records.**
- Item 3. Easements, or claims of easements, not shown by the public records.**
- Item 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- Item 5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- Item 6. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- Item 7. Taxes for the year 2014 and subsequent years.**
- Item 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- Item 9. Right of way granted to Alabama Power company recorded in Deed Book 126, Page 55.**
- Item 10. Restriction appearing of record in Deed Book 244, Page 587.**
- Item 11. Easement granted Alabama Power Company recorded in Instrument 2005-564180.**
- Item 12. Restriction appearing of record in Instrument No. 2007-464630 and Instrument No. 2008-72590.**

Shelby County, AL 09/12/2014  
State of Alabama  
Deed Tax: \$190.00

  
20140912000286610 1/2 \$207.00  
Shelby Cnty Judge of Probate, AL  
09/12/2014 10:33:24 AM FILED/CERT

TO HAVE AND HOLD the afore-granted premises in fee simple to the said Grantee his heirs, successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **First Financial Bank** by its **Senior Vice President, Neil Walker**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: **August 20**, 2014.

GRANTOR(S): **First Financial Bank**

By:  (SEAL)  
**Neil Walker, Its Senior Vice President**


STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned notary public in for said State, hereby certify that, **Neil Walker as Senior Vice President of First Financial Bank** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: **August 20**, 2014.

  
Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: June 13, 2015**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

  
20140912000286610 2/2 \$207.00  
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