

Send tax notice to:


L.J. WHITE INVESTMENTS, LLC
1010 YORK COVE
ALPHARETTA, GA 30004

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

2014495

WARRANTY DEED


20141009000318200 1/2 \$161.00
Shelby Cnty Judge of Probate, AL
10/09/2014 09:34:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Three Thousand and 00/100 Dollars (\$143,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LISA B. STEVENSON FKA LISA LEVIN BALDWIN, AND HUSBAND, DONALD STEVENSON **whose mailing address is:** 2652 ALTA GLEN DRIVE, VESTAVIA, AL 35243 (hereinafter referred to as "Grantors") by L.J. WHITE INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 1010 YORK COVE, ALPHARETTA, GA 30004 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 40, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES PHASE II 1ST SECTOR AS RECORDED IN MAP BOOK 12, PAGE 41, 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) AS SHOWN ON RECORDED MAP.
3. MAP BOOK 12 PAGE 41 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN VOLUME 66, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS APPEARING OF RECORD IN REAL 23, PAGE 621, AND REAL 362 PAGE 930 AND AMENDED BY INSTRUMENT 1994-24380; BY INSTRUMENT 1996-28313; BY INSTRUMENT 1998-24891 AND BY INSTRUMENT 2001-20685, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 75, PAGE 649 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SEWER EASEMENT AND AGREEMENT RECORDED IN REAL 58, PAGE 365 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. INSTRUMENT OF DEDICATION FOR SEWER TO CAHABA WATER RENOVATION SYSTEMS, INC. AS RECORDED IN BOOK 91, PAGE 352 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. COVENANTS, AGREEMENTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE BY-LAWS OF THE MEADOW BROOK TOWNHOMES ASSOCIATION, RECORDED IN BOOK 30, PAGE 905 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

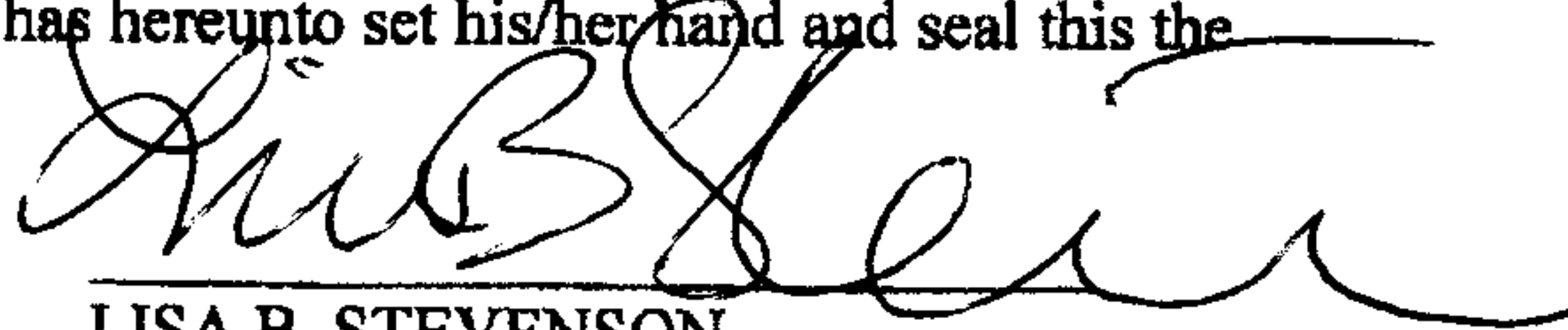

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$143.00

LISA LEVIN BALDWIN AND LISA B. STEVENSON ARE ONE AND THE SAME PERSON.

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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

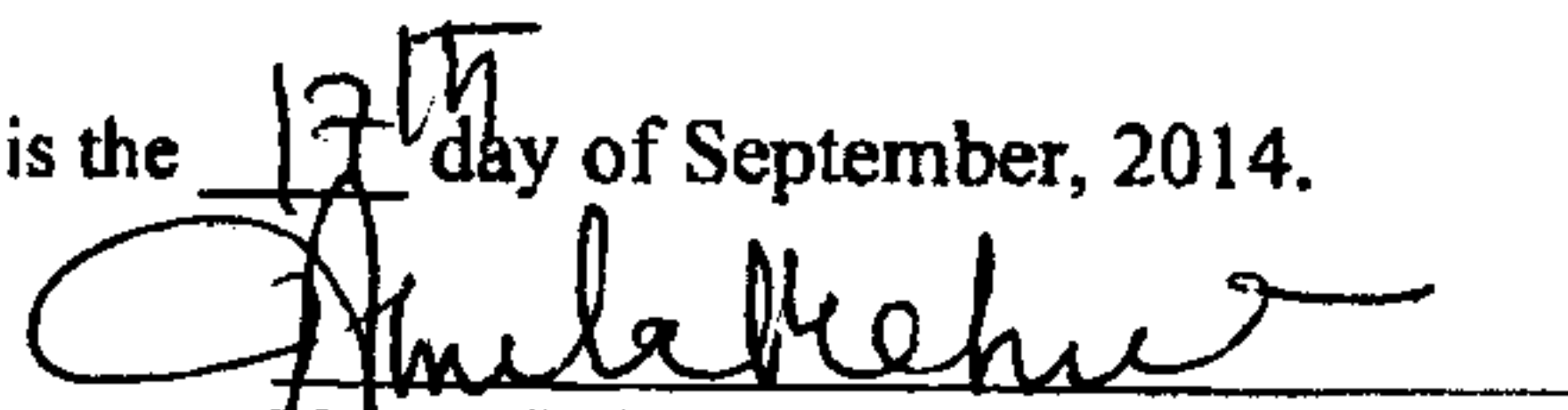
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of September, 2014.


LISA B. STEVENSON

DONALD STEVENSON

STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LISA B. STEVENSON AND DONALD STEVENSON, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2014.


Notary Public
Print Name: AMITA MEHROTRA
Commission Expires: 10/28/2014



20141009000318200 2/2 \$161.00
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