

Send tax notice to:
ADAM W. BASSETT
144 LOVE LANE
STERRETT, AL, 35147


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014519

Shelby COUNTY

WARRANTY DEED


20141009000318320 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
10/09/2014 09:35:10 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVIS FLAGSTONE CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 119 DEERWOOD LAKE DRIVE, HARPERSVILLE, AL 35078 (hereinafter referred to as "Grantor") by ADAM W. BASSETT and NANCY L. BASSETT **whose mailing address is:** 144 LOVE LANE, 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 129 OF THE VILLAGES OF WESTOVER, SECTOR 1, ACCORDING TO THE MAP BOOK 39, PAGES 9A & B, AS RECORDED 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHT OF WAY, EASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY-CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.
3. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED OCTOBER 23, 1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA POWER COMPANY RECORDED IN BOOK 228, PAGE 793.
4. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARNDER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
5. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
6. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
7. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-12-1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PGE 514.
8. TRANSMISSION LINE PERMIT DATED JUNE 25, 1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.
9. RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.
10. RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.

Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$5.50


11. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED JULY 24, 1951 BY AND BETWEEN D. H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.
12. TRANSMISSION LINE PERMIT DATED MAY 3, 1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.
13. TRANSMISSION LINE PERMIT DATED MAY 10, 1951, BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.
14. RIGHT OF WAY AND EASEMENTS DATED AUGUST 6, 1941 BY AND BETWEEN L. J. TENNYSON, VIOLA TENNYSON AND PLANTATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.
15. TRANSMISSION LINE PERMIT DATED JUNE 8, 1944 BY AND BETWEEN L. J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.
16. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
17. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.
18. EASEMENT TO BELL SOUTH AS RECORDED IN INSTRUMENT #20061023000521080.
19. DECLARATION OF PROTECTIVE COVENANTS AS SET FORTH IN INSTRUMENT #20080109000013350.

\$164,803.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DAVIS FLAGSTONE CONSTRUCTION, LLC, by JOHN B. DAVIS, JR., its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of September, 2014.

DAVIS FLAGSTONE CONSTRUCTION, LLC

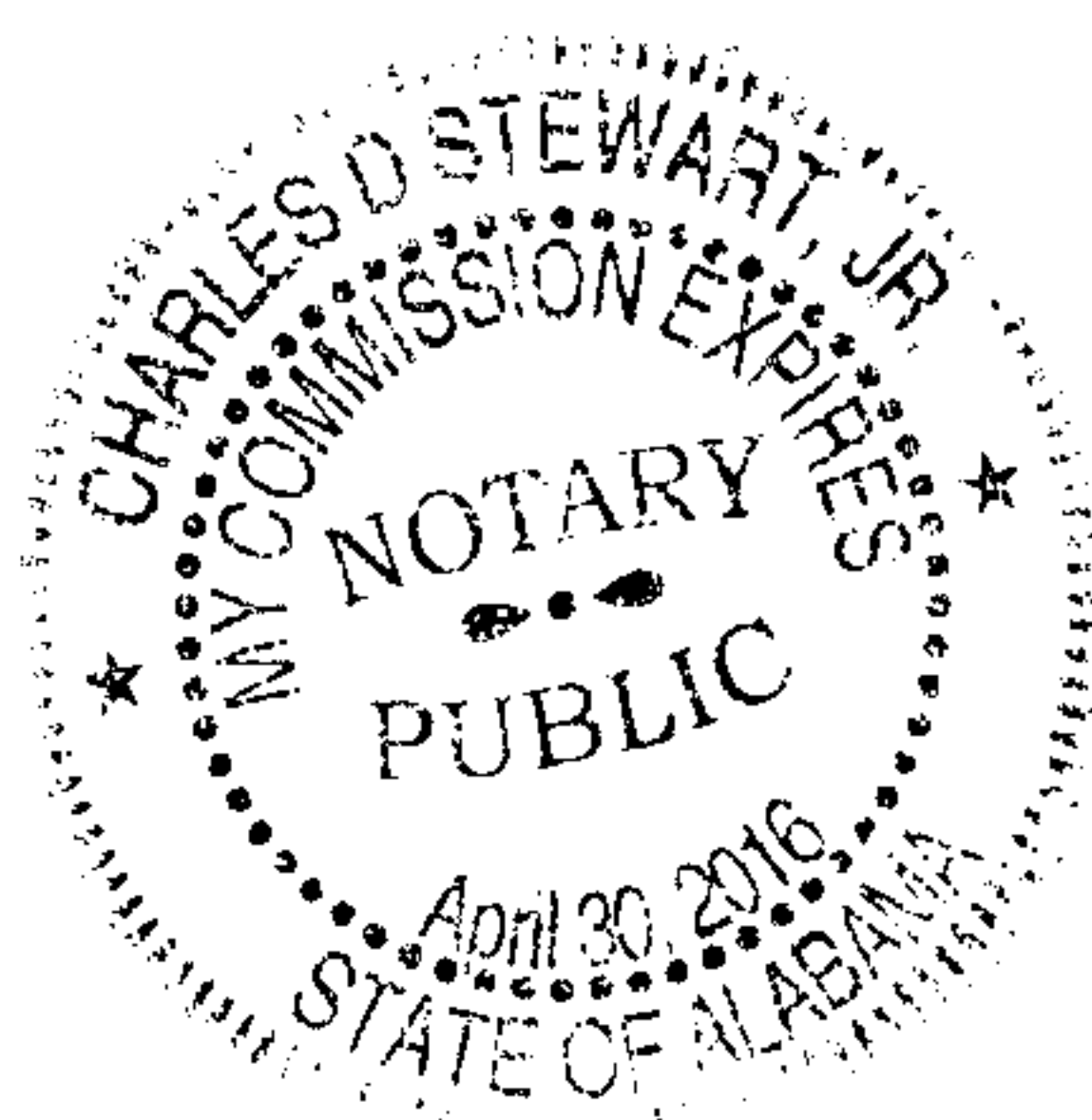

20141009000318320 2/2 \$22.50
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BY: JOHN B. DAVIS, JR.
ITS: MEMBER

TATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN B. DAVIS, JR., whose name as MANAGING MEMBER of DAVIS FLAGSTONE CONSTRUCTION, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of September, 2014.




Notary Public

Print Name: 

Commission Expires: 