

Send tax notice to:
GRANT R. OLDFIELD
1941 RIVERWAY DRIVE
BIRMINGHAM, AL, 35244


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

This Warranty Deed is being
refiled to add proper survivorship
wording and to correct the notary
acknowledgement to add the
probate case number.

STATE OF ALABAMA
Shelby COUNTY

2014375

WARRANTY DEED


20140808000247860 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:30:55 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ten Thousand and 00/100 Dollars
(\$410,000.00) the amount which can be verified in the Sales Contract between the
two parties to the undersigned, CHARLES W. GRAHAM, PERSONAL
REPRESENTATIVE OF THE ESTATE OF EUGENE M. GRAHAM, DECEASED,
(SHELBY COUNTY, ALABAMA, PROBATE CASE NO. PR-2014-000111) whose
mailing address is:

1707 Brookside Pine Lane Kingwood, TX 77345 (hereinafter
referred to as Grantors) in hand paid by GRANT R. OLDFIELD and JILL A. OLDFIELD
whose mailing address is: 1941 RIVERWAY DRIVE BIRMINGHAM, AL 35244

(hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors
do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described *Jointly for, life with
real estate situated in Shelby County, Alabama, to-wit: remainder to survivor.


LOT 263, ACCORDING TO NINTH ADDITION, RIVERCHASE COUNTRY CLUB,
RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGES 46 A &
B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.

EUGENE M. GRAHAM, DECEASED, WAS THE SURVIVING GRANTEE OF
THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT
#20030530000335820. THE OTHER GRANTEE, PEGGY S. GRAHAM, DIED ON
OR ABOUT MAY 21, 2011.

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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING
SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF
RIVERCHASE COUNTRY CLUB, NINTH ADDITION RECORDED IN
MAP BOOK 8, PAGE 46 A & B, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.
3. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN
MISC. BOOK 14, PAGE 536 AND AMENDED IN MISC. BOOK 17, PAGE
550, AND FURTHER AMENDED IN DEED BOOK 349, PAGE 234, AND
NOTICE OF COMPLIANCE CERTIFICATE RECORDED IN MISC.
BOOK 34, PAGE 549.
4. MINING AND MINERAL RIGHTS AND RELEASE OF DAMAGES
RECORDED IN DEED BOOK 111, PAGE 625; DEED BOOK 121, PAGE
294 AND DEED BOOK 127, PAGE 140.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN DEED
BOOK 333, PAGE 512.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS TO
UNDERGROUND CABLES RECORDED IN MISC. BOOK 41, PAGE 803
AND COVENANTS PERTAINING THERETO AS RECORDED IN MISC.
BOOK 41, PAGE 802.
7. 50-FOOT SETBACK LINE ALONG RIVER WAY DRIVE.

Shelby County, AL 08/08/2014
State of Alabama
Deed Tax: \$35.00


20141103000345740 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:19:29 PM FILED/CERT

8. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER
WHETHER ORNOT SHOWN BY THE PUBLIC RECORDS.

\$375,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee,
his/her heirs, executors, administrators 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, Grantor, THE ESTATE OF EUGENE M. GRAHAM
by CHARLES W. GRAHAM its PERSONAL REPRESENTATIVE, who is authorized to
execute this conveyance, has hereunto set its signature and seal on this the 31 day of
JULY, 2014.

CHARLES W. GRAHAM, PERSONAL
REPRESENTATIVE OF THE ESTATE
OF EUGENE M. GRAHAM, DECEASED,
(SHELBY COUNTY, ALABAMA,
PROBATE CASE NO. PR-2014-000111)

Charles W. Graham, Personal Representative
CHARLES W. GRAHAM,
PERSONAL REPRESENTATIVE

STATE OF
COUNTY OF

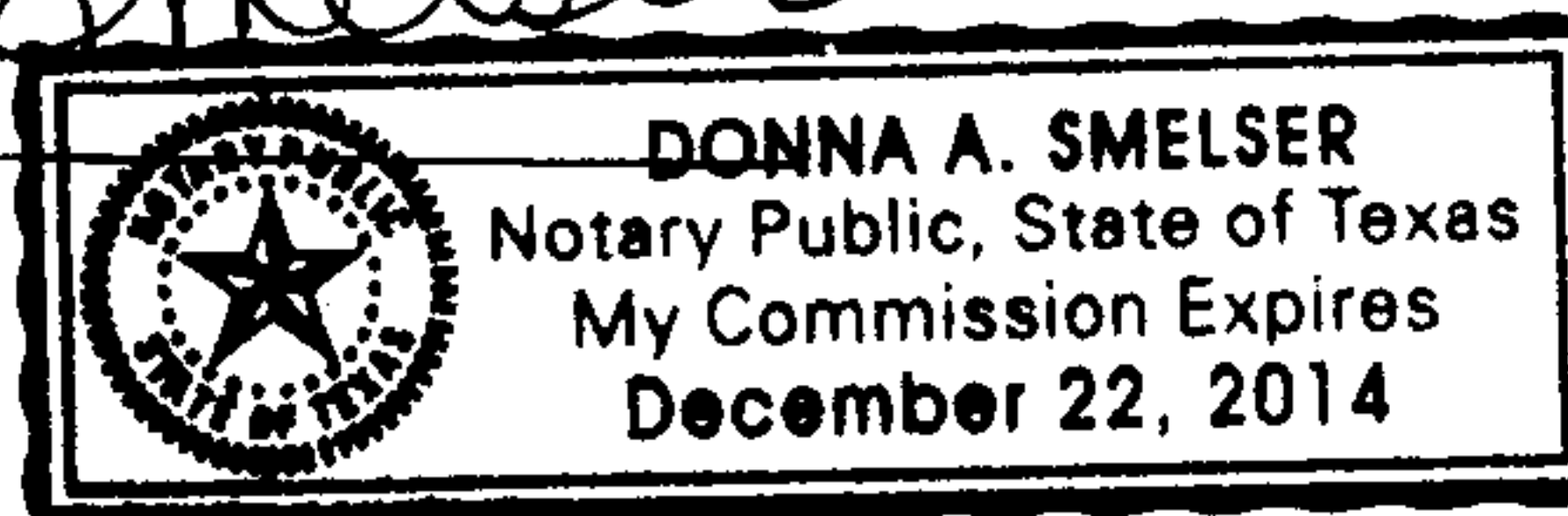
I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CHARLES W. GRAHAM, whose names as PERSONAL
REPRESENTATIVE of THE ESTATE OF EUGENE M. GRAHAM, are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they, in their capacity as said
PERSONAL REPRESENTATIVE of THE ESTATE OF EUGENE M. GRAHAM, and
with full authority, executed the same voluntarily for and as the act of said Estate.

*Shelby County, Alabama, Probate
Case No. PR-2014-000111.

Given under my hand and official seal this the 31 day of JULY, 2014.

Donna A. Smelser

Notary Public
Print Name:
Commission Expires:



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