


Send tax notice to:
ALLISON KAY BOYD
265 SILVER CREEK PARKWAY
ALABASTER, AL 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014548

WARRANTY DEED


20141103000345830 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:19:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand and 00/100 Dollars (\$178,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LEE M. WILLIAMS and BROOKE N. WILLIAMS, WIFE AND HUSBAND **whose mailing address** is: 550 ROSEBURY DRIVE, HELENA, AL 35080 (hereinafter referred to as "Grantors") by ALLISON KAY BOYD and JERIMY BOYD **whose mailing address** is: 265 SILVER CREEK PARKWAY, ALABASTER, AL, 35007 (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 201, ACCORDING TO THE MAP OR SURVEY OF SILVER CREEK SECTION II, PHASE II, AS RECORDED IN MAP BOOK 31, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

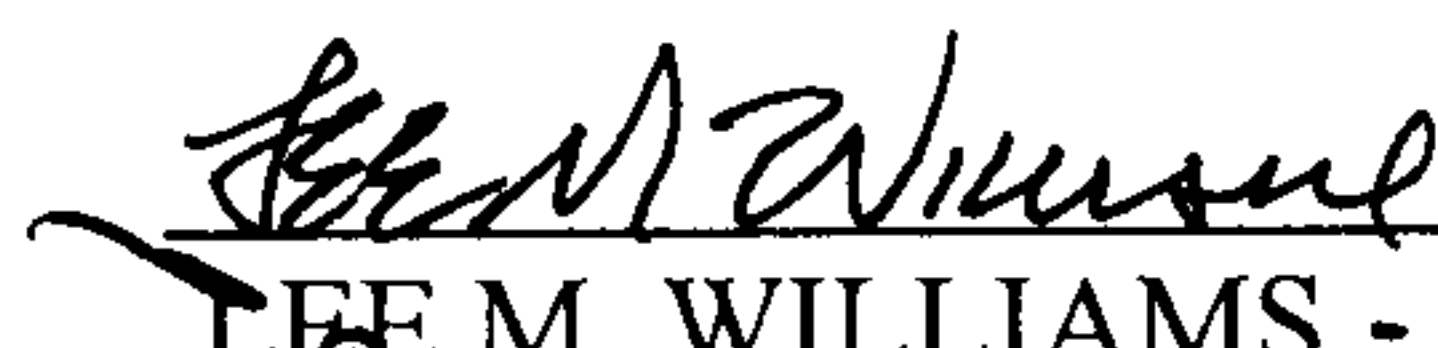

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S) INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN DECLARATION OF PROTECTIVE COVENANTS FOR SILVER CREEK AS RECORDED IN INSTRUMENT NO. 2000-30023; FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT NO. 200409140000511390 AND AMENDMENT RECORDED IN INSTRUMENT NO. 20121130000458550.
4. ARTICLES OF INCORPORATION OF SILVER CREEK HOMEOWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20040518000331090.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 105, PAGES 25 AND 26 AND IN DEED BOOK 117, PAGE 378.
6. CONDITIONS CONCERNING ZONING BY THE CITY OF ALBASTER AS RECORDED IN INSTRUMENT NO. 1998-29227.
7. RIGHT OF WAY TO PLANTATION PIPELINE COMPANY AS RECORDED IN DEED BOOK 12, PAGE 378.

Shelby County, AL 11/03/2014
State of Alabama
Deed Tax: \$20.00

\$158,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 16th day of October, 2014.


LEE M. WILLIAMS

BROOKE N. WILLIAMS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE M. WILLIAMS and BROOKE N. WILLIAMS whose name(s) is/are signed to the foregoing instrument, and who is/are 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 16th day of October, 2014.


Notary Public

Print Name: Charles D. Spaulding, Jr.

Commission Expires: 12-31-16



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