

Send tax notice to:
ANDREW O. MCGEHEE, SR
76 RIDGE VIEW LANE
BIRMINGHAM, AL 35242

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

2014541

WARRANTY DEED


20141103000346020 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:19:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty Thousand and 00/100 Dollars (\$640,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DARRELL G. PIATT and PEGGY J. PIATT, HUSBAND AND WIFE **whose mailing address is:** 2226 Overlook Crest, Vestavia AL 35226 (hereinafter referred to as "Grantors") by ANDREW O. MCGEHEE, SR. and KERI MCCONNELL MCGEHEE **whose mailing address is:** 76 RIDGE VIEW LANE, BIRMINGHAM, AL, 35242 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 C, ACCORDING TO THE SURVEY OF BROOK RIDGE ESTATES, AS RECORDED IN MAP BOOK 17, PAGE 133, IN THE PROBATE OFFICE OF 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. COVENANT TO RUN WITH THE LAND INFAVOR OF SHELBY COUNTY HEALTH DEPARTMENT AS RECORDED IN INSTRUMENT NO. 2001-49097.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 101, PAGE 541.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 135, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS, COVENANTS AND CONDITIONS AS RECORDED IN INSTRUMENT NO. 1993-17269 AND INSTRUMENT NO. 1994-07373.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1993-38371 AND AMENDED IN INSTRUMENT NO. 1995-15765 AND INSTRUMENT NO. 1995-16919, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. AS BUILT SANITARY SEWER PLAN AND PROFILE AS RECORDED IN MAP BOOK 30, PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. 50 FOOT INGRESS/EGRESS AND UTILITY EASEMENT RUNNING THROUGH LOT AS SHOWN ON MAP BOOK 30, PAGE 26.
10. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON MAP BOOK 30, PAGE 26.

\$575,000.00 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 17th day of October, 2014.


DARRELL G. PIATT

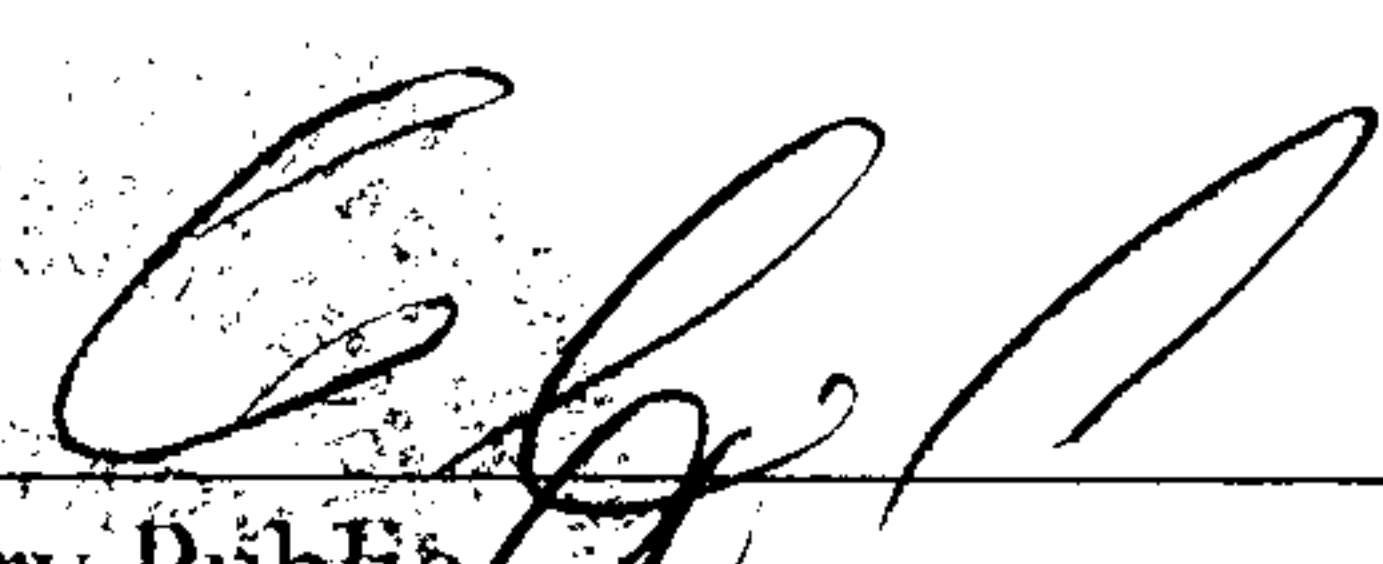
PEGGY J. PIATT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARRELL G. PIATT and PEGGY J. PIATT 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 17th day of October, 2014.


20141103000346020 2/2 \$82.00
Shelby Cnty Judge of Probate, AL
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Notary Public

Print Name: Charles D. Hankins

Commission Expires: 08-30-16