

Send tax notice to:
JUSTON T. DAILEY
505 HEATHERWOOD DR
BIRMINGHAM, AL 35244

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

2014583

WARRANTY DEED



20141124000370920 1/2 \$112.00
Shelby Cnty Judge of Probate, AL
11/24/2014 03:29:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM JOSEPH CAPUTO, and MARTHA MOORE, husband & wife whose mailing address is: 965 Luna Lane, Lady Lake, FL 32159 (hereinafter referred to as "Grantors") by JUSTON T. DAILEY and KATHRYN L. DAILEY whose mailing address is: 505 HEATHERWOOD DR, BIRMINGHAM, AL, 35244 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 2A, ACCORDING TO THE SURVEY OF HEATHERWOOD, FOURTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 161, 162 AND 163, 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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF HEATHERWOOD 4TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 161, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, INCLUDING BUILDING AND SETBACK LINES OF 35 FEET.
4. RIGHT OF WAY AGREEMENT FOR UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 100, PAGE 900 AND REAL VOLUME 93, PAGE 103, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. 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

Shelby County, AL 11/24/2014
State of Alabama
Deed Tax: \$95.00

IN REAL 71, PAGE 737, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

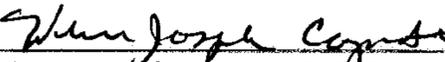
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 84, PAGE 162, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 100, PAGE 909, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 9, PAGE 161 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.

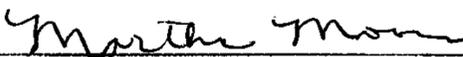
\$380,000.00

~~SIXEIGHT~~ 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 7 day of November, 2014.


WILLIAM JOSEPH CAPUTO


MARTHA MOORE

STATE OF *Alabama*
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM JOSEPH CAPUTO and MARTHA MOORE 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 7 day of November, 2014.



Notary Public
Print Name: *Daniel Moore*
Commission Expires: *4-24-18*



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