

Send tax notice to:
MARCUS D. BURKS, JR.
474 FOREST LAKES DRIVE
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
Shelby COUNTY

2014605


20150108000008610 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:26 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand and 00/100 Dollars (\$202,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAT P. KHAWL Y and CYNTHIA A. KHAWL Y, HUSBAND AND WIFE **whose mailing address** is: 588 Forest Lakes Drive, Sterrett, AL 35147 (hereinafter referred to as "Grantors") by MARCUS D. BURKS, JR. and RACHEL BURKS **whose mailing address** is: 474 FOREST LAKES DRIVE, 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 154, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE AS RECORDED IN MAP BOOK 32 AT PAGE 26 A&B 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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 16, PAGE 323 AND BOOK 236 PAGE 829.
4. EASEMENT(S) TO SHELBY COUNTY RECORDED IN INSTRUMENT #1993-03955; INSTRUMENT # 1993-03957; INSTRUMENT #1993-03959; INSTRUMENT #1993-03960; INSTRUMENT #1993-03961; INSTRUMENT #1993-03694; INSTRUMENT #1993-03965 AND INSTRUMENT #1993-03966.
5. EASEMENT(S) TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #2004010200000390.
6. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53, PAGE 262 AND DEED BOOK 331, PAGE 262.
7. COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN INSTRUMENT #2004090300049491.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP(S)
9. RESTRICTIONS APPREARING OF RECORD IN INSTRUMENT #20031006000671360 AND INSTRUMENT # 20140611000176250.

\$191,900.00 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 21st day of November, 2014.

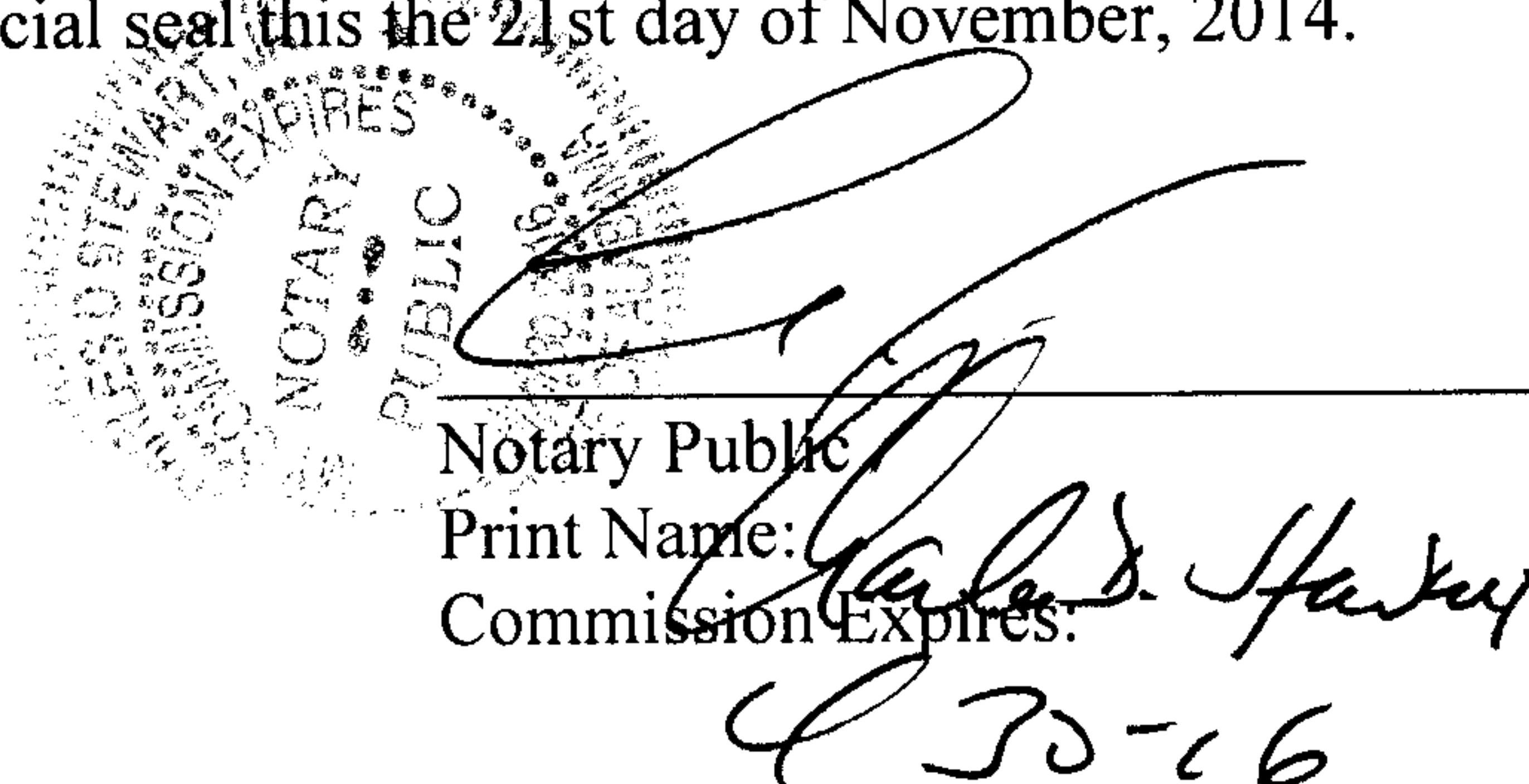

PAT P. KHAWLY


CYNTHIA A. KHAWLY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAT P. KHAWLY and CYNTHIA A. KHAWLY 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 21st day of November, 2014.




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