


Send tax notice to:

KATHERINE S. KLYCE
146 ELYTON DRIVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

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

2015008


20150126000026390 1/2 \$442.50
Shelby Cnty Judge of Probate, AL
01/26/2015 12:08:52 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Five Thousand Five Hundred and 00/100 Dollars (\$425,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROGER BASS and RENE' BASS, HUSBAND AND WIFE whose mailing address is:

600 Hawthorn Street Birmingham AL 35242

(hereinafter referred to as "Grantors") by KATHERINE S. KLYCE whose mailing address is: 146 ELYTON DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 21-19A, ACCORDING TO THE FINAL PLAT OF THE PRIVATE REISIDENTIAL SUBDIVISION OF MT LAUREL-RESURVEY OF LOTS 21-18, 21-19 AND 21-20, AS RECORDED IN MAP BOOK 41, PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

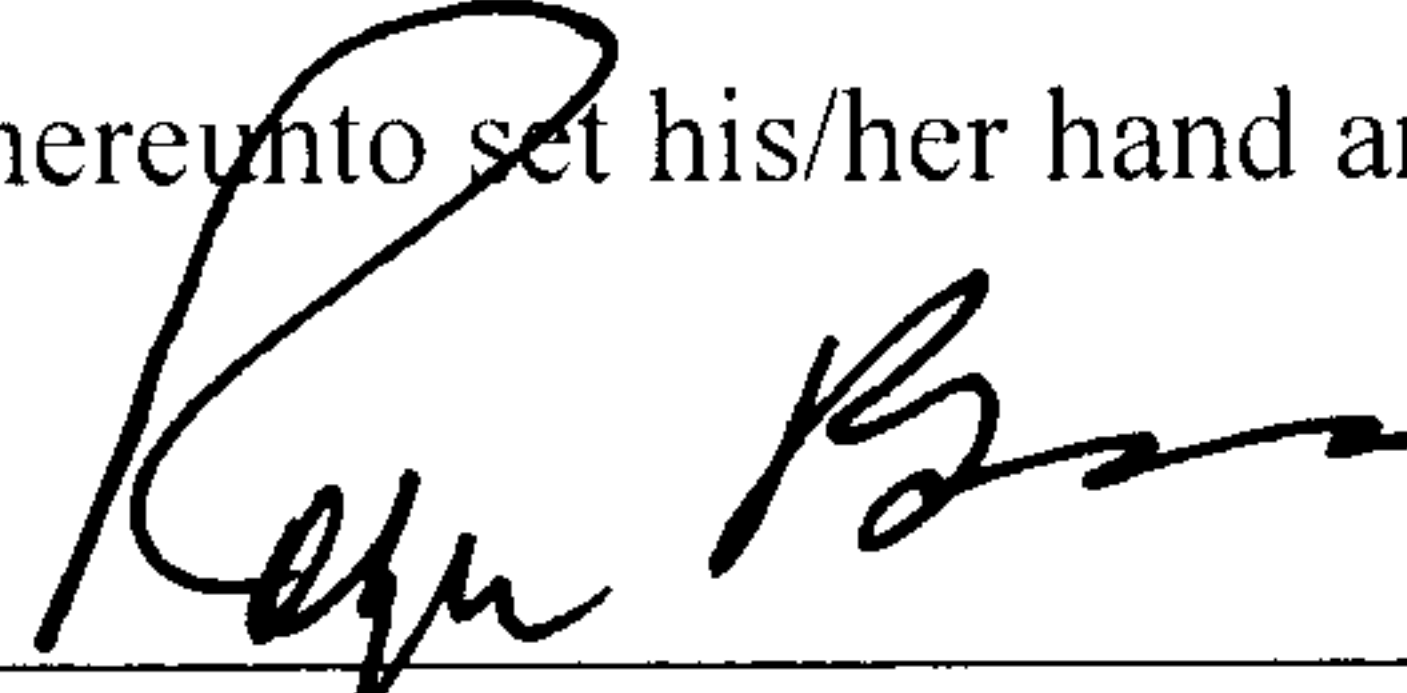
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF THE PRIVATE RESIDENTIAL SUBDIVISION OF MT. LAUREL-RESURVEY OF LOTS 21-18, 21-19 AND 21-20, AS RECORDED IN MAP BOOK 41, PGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENATNS, 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. 20081117000427120 AND INSTRUMENT NO. 2000-35580, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MT LAUREL MASTER DEED RESTRICTIONS RECORDED IN INSTRUMENT NO. 2000-35579, IN SAID PROBATE OFFICE.
5. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 2006-60156, IN SAID PROBATE OFFICE.
6. SEWER SERVICE AGREEMENT RECORDED IN INSTRUMENT NO. 1999-35429, IN SAID PROBATE OFFICE.
7. COVENANT AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL 235, PAGE 611, IN SAID PROBATE OFFICE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

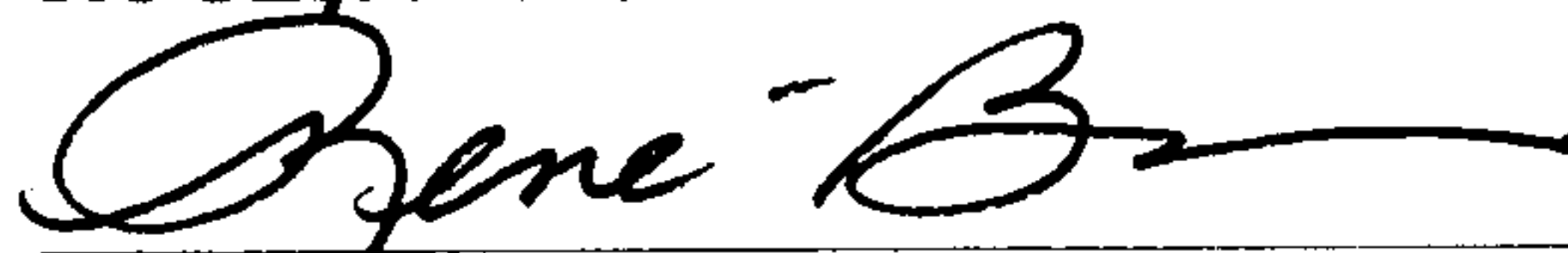
Shelby County, AL 01/26/2015
State of Alabama
Deed Tax: \$425.50

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 Grantee, 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 14th day of January, 2015.



ROGER BASS

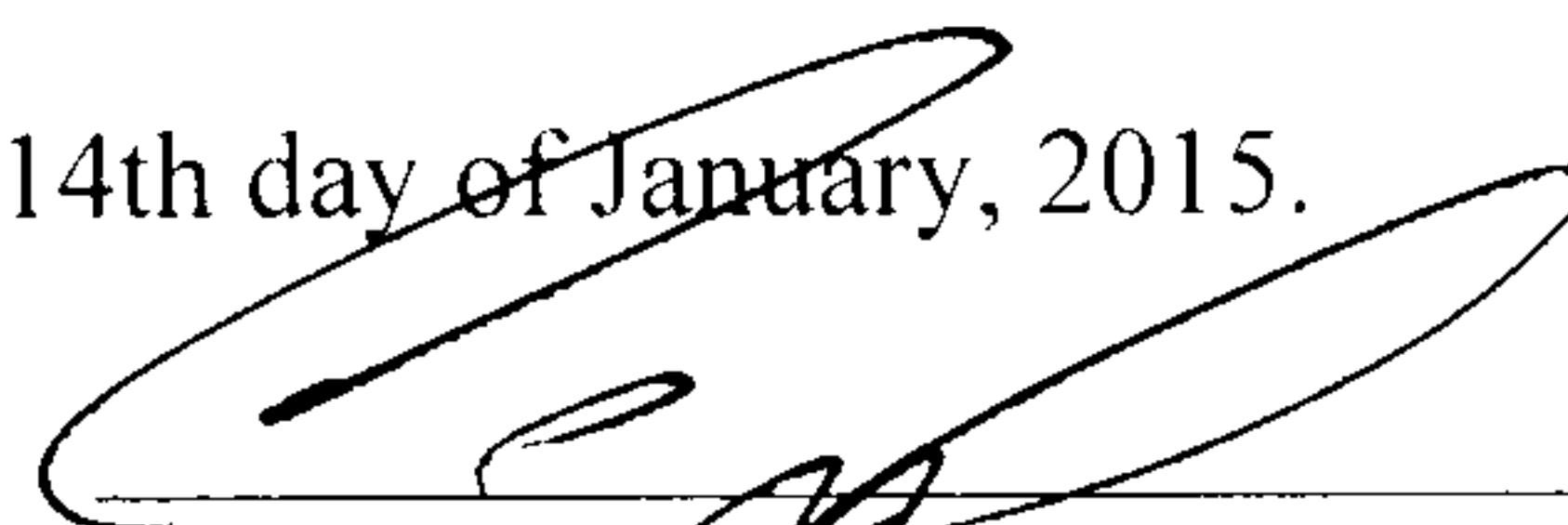


RENE' BASS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGER BASS and RENE' BASS, whose names 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of January, 2015.

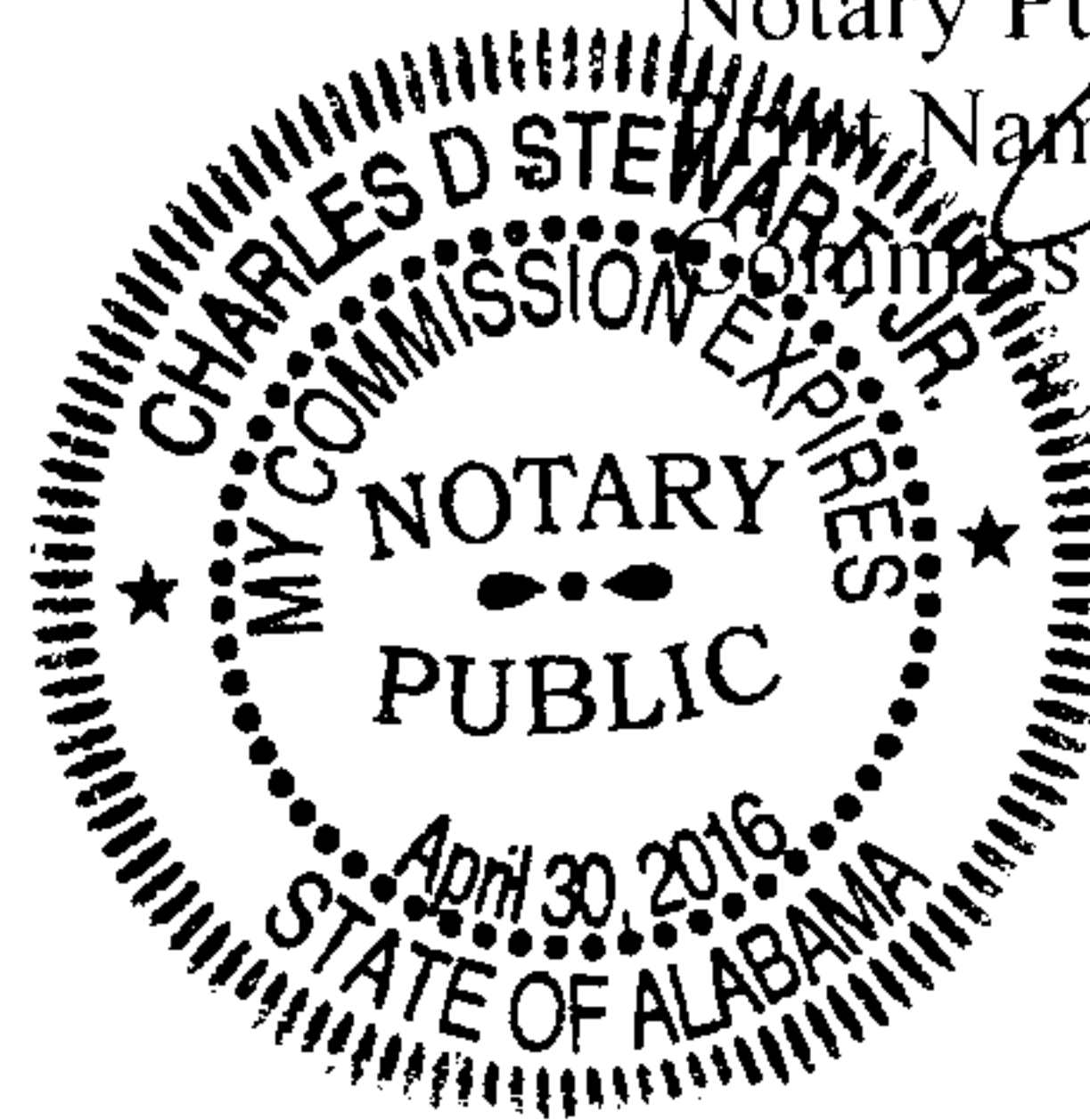


Notary Public

Name:

Commission Expires:

Charles D. Stewart, Jr.
PJS/SL



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