

20150126000026400 1/2 \$170.00
Shelby Cnty Judge of Probate, AL
01/26/2015 12:08:53 PM FILED/CERT

Send tax notice to:

RENE' C BASS
114 MEADOW CROFT CIRCLE
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

2015015

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Two Thousand Nine Hundred and 00/100 Dollars (\$152,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRITTANY ANN HITT, AN UNMARRIED WOMAN whose mailing address is:

200 Prince Dr., Apt 3, Rogersville, AL 35052
(hereinafter referred to as "Grantors") by RENE' C BASS whose mailing address is:
114 MEADOW CROFT CIRCLE, 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 14 OF MEADOW BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 2, 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 PLAT OF MEADOW BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 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 BOOK 81, PAGE 323; 81, PAGE 355; 89, PAGE 979 AND INSTRUMENT NO. 1996-28313, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK 75, PAGE 649 AND 105 PAGE 844.
5. AGREEMENT FOR SANITARY SEWER RECORDED IN BOOK 58, PAGE 365.
6. BY LAWS RECORDED IN BOOK 30, PAGE 905.

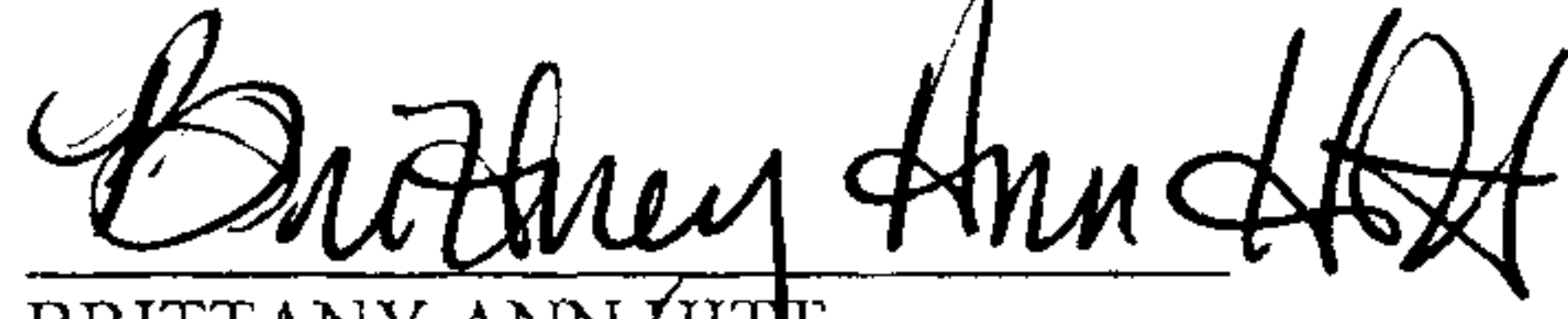
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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,

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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 9th day of January, 2015.

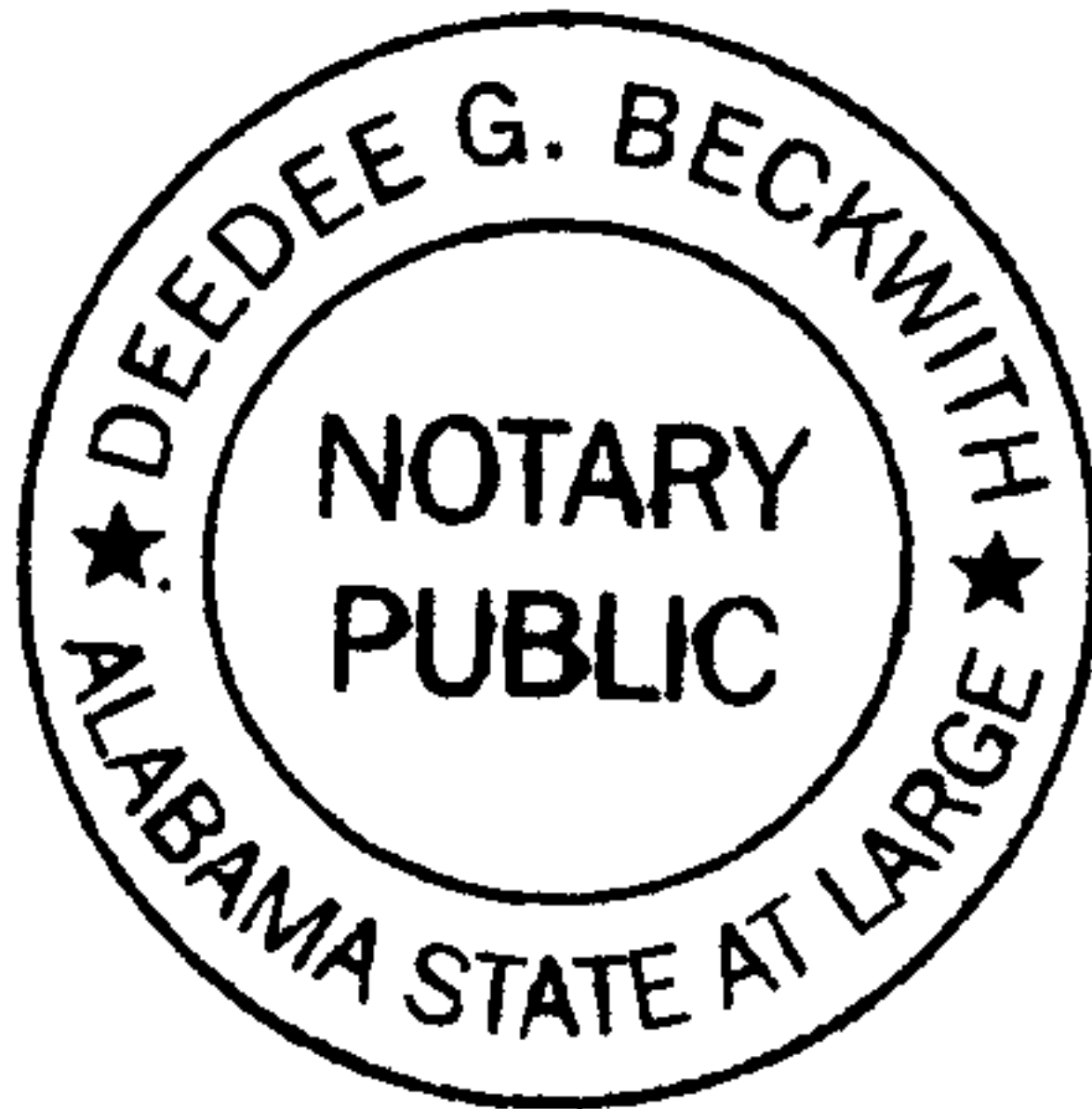

BRITTANY ANN HITT

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRITTANY ANN HITT, whose name is signed to the foregoing instrument, and who is 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 9th day of January, 2015.


Notary Public
Print Name: Dee Dee G. Beckwith
Commission Expires: 10/23/2017



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