

Send tax notice to:
DONNA RAY SHAW
701 SAINT ANDREWS LANE
HOOVER, AL, 35244

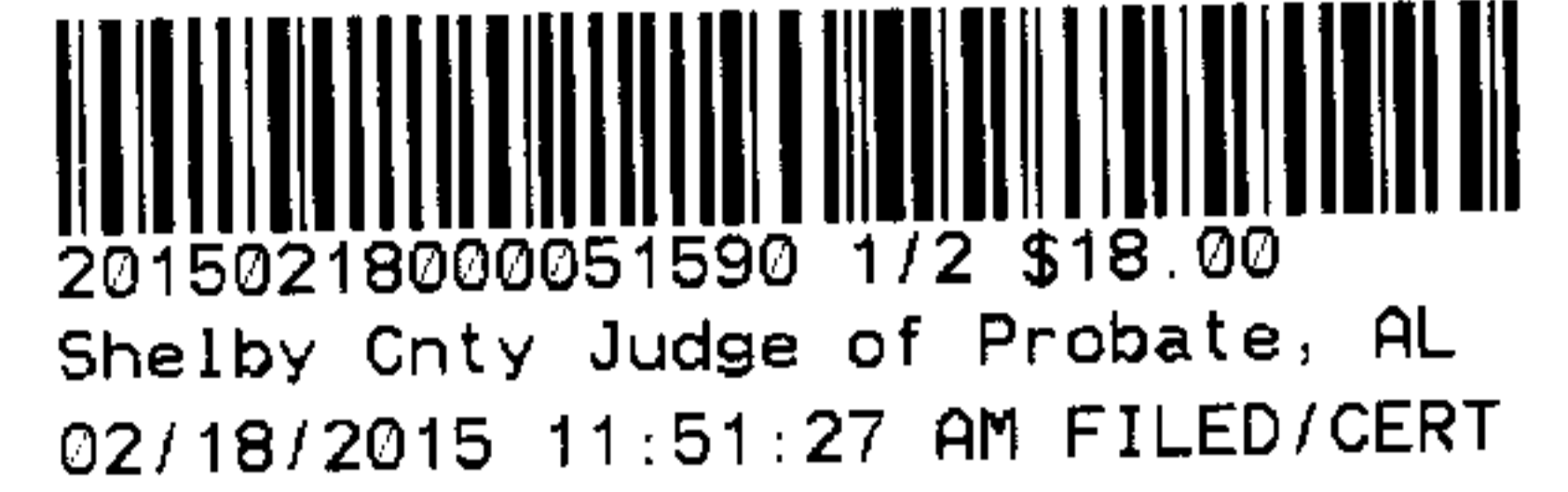
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015007T

Shelby COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That is consideration of THREE HUNDRED AND NO/00 Dollars (\$300,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SHAW PROPERTIES, INC. whose mailing address is: PO BOX 380972, BIRMINGHAM, AL 35238** (hereinafter referred to as "Grantor") by DONNA RAY SHAW and GEORGE WAYNE SHAW, JR. **whose mailing address is: 701 SAINT ANDREWS LANE, HOOVER, 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 10, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD, 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUBJECT TO TERMS, CONDITIONS, LIMITATIONS, OBLIGATIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS IN INSTRUMENT 20030411000 AND INSTRUMENT 20080104000002410.
3. RESTRICTIONS, CONDITIONS, USES, EASEMENTS, MINERALS AND MINING RIGHTS, RIGHTS INCIDENT THERETO INCLUDING RELEASE OF DAMAGES APPEARING OF RECORD IN BOOK 146, PAGE 237 AND INSTRUMENT 2003-221790, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. NON-EXCLUSIVE ASSIGNMENT OF SIGN RIGHTS AS SET FORTH IN INSTRUMENT 20030441000221770, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESERVATIONS AND RIGHT IN DEED RECORDED IN INSTRUMENT 20030411000221750 AND CORRECTED IN INSTRUMENT 20060307000106860.
6. SUBJECT TO HEATHERWOOD HOMEOWNER'S ASSOCIATION BY-LAWS, RULES AND REGULATIONS SET FORTH IN INSTRUMENT 20050329000142990.
7. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN BOOK 290, PAGE 552 AND BOOK 243, PAGE 93 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO USX AND SOUTH CENTRAL BELL TELEPHONE COMPANY, AS RECORDED IN BOOK 119, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN BOOK 337, PAGE 267; REAL 270, PAGE 91; REAL 75, PAGE 707 AND VOLUME

- 318, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. SUBJECT TO THE RIGHTS AND USE OF OTHERS OVER AND ACROSS SUBJECT PROPERTY AS SET FORTH IN INSTRUMENT 2000-24963.
 11. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN VOLUME 329, PAGE 423, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 12. SUBJECT TO ANY EASEMENTS WITHIN AND WITHOUT HEATHERWOOD SUBDIVISION AND/OR GOLF COURSE, CART PATH AND TUNNEL, MAP BOOK 8 PAGE 27, MAP BOOK 9, PAGE 66, MAP BOOK 8, PAGE 28, MAP BOOK 9, PAGE 161 AND MAP BOOK 19, PAGE 148 AND AS SHOWN BY THE SURVEY OF CHARLES A. WILLIAMS DATED NOVEMBER 20, 2006.
 13. RIGHT OF WAY AND RESTRICTIONS GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST NO. 20071108000516910.
 14. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

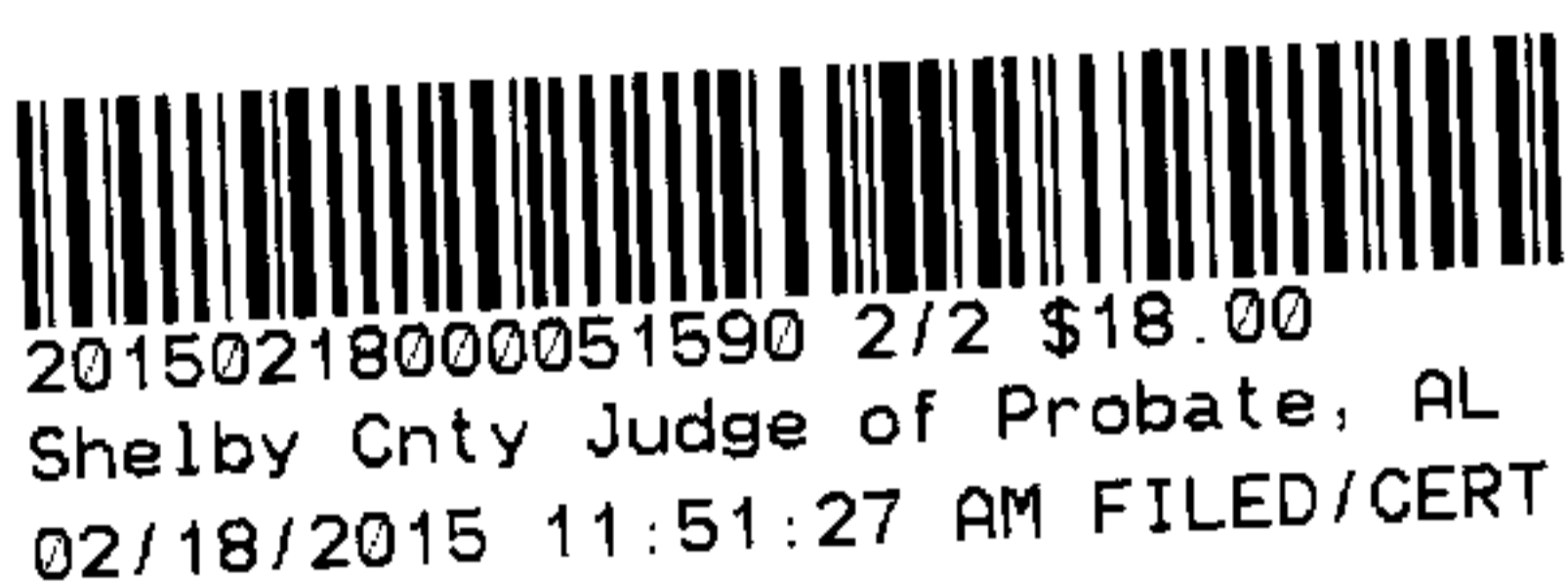
TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SHAW PROPERTIES, INC. , by GEORGE W SHAW, JR., its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of February, 2015.

SHAW PROPERTIES, INC.

George W. Shaw Jr. President

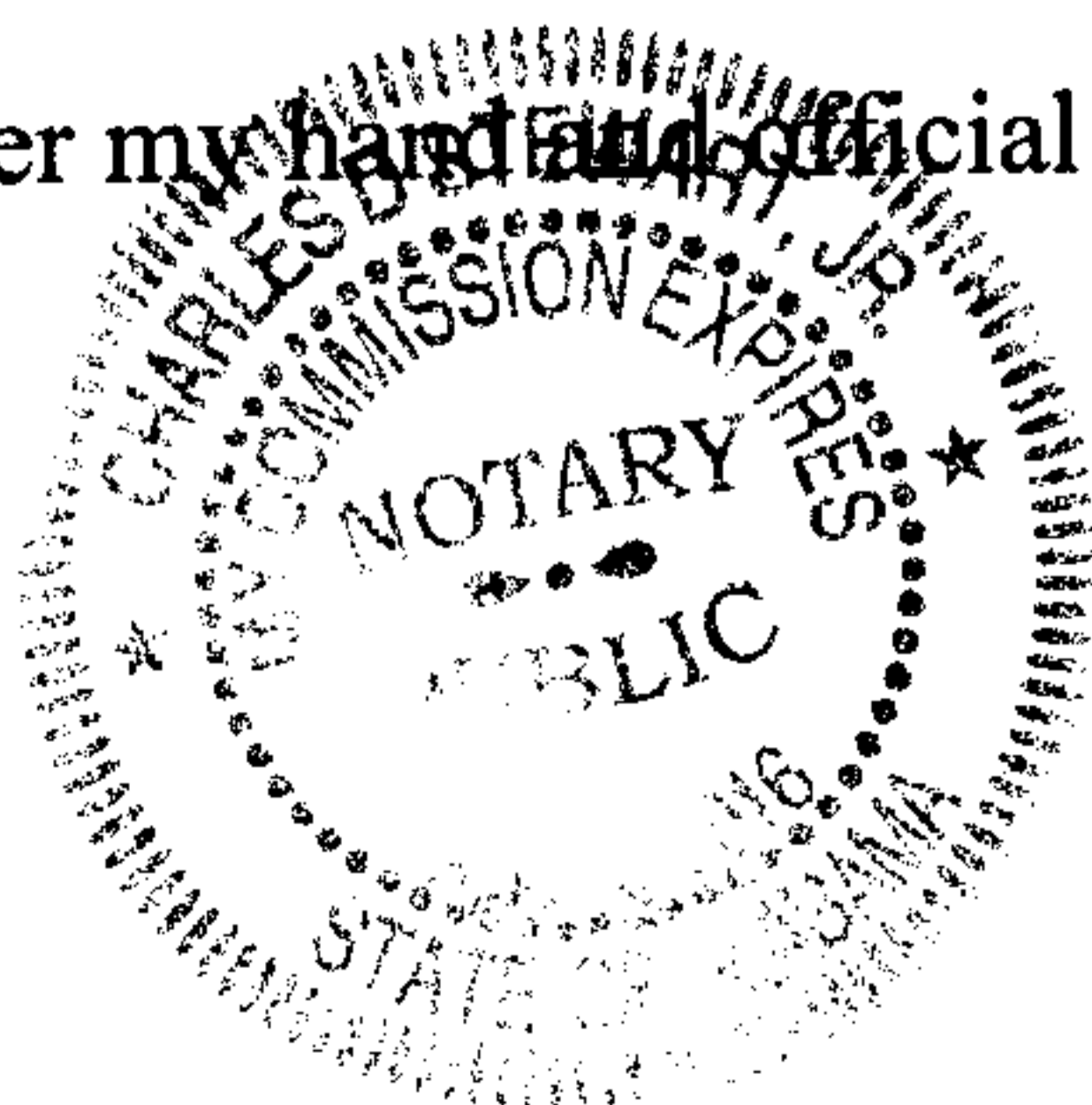
BY: GEORGE W. SHAW JR.
ITS: PRESIDENT



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE W. SHAW, JR., whose name as PRESIDENT OF SHAW PROPERTIES, INC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of February, 2015.



Charles S. Stewart, Jr.
Notary Public

Print Name:

Commission Expires:

8-30-16