

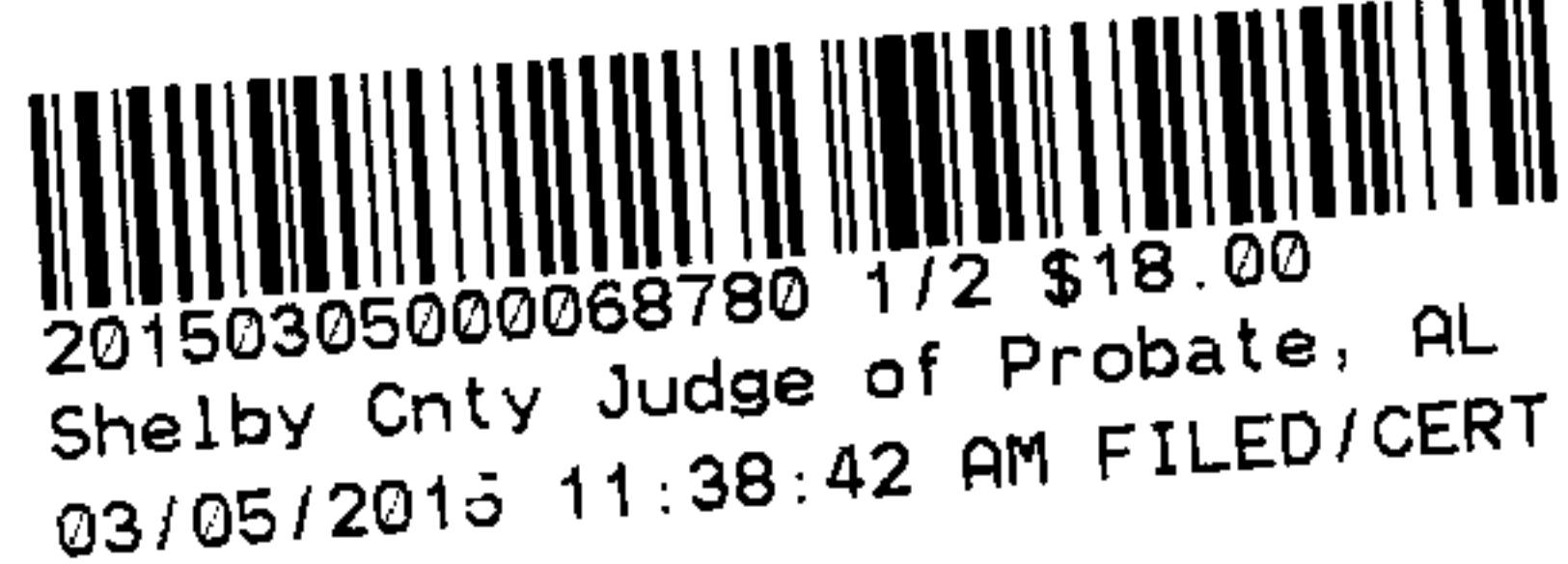
Send tax notice to:

**SHERRI L. CLARK  
340 VILLAGE DRIVE  
CALERA, AL, 35040**

**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

**2015062**



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$118,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVE GARDNER, A SINGLE INDIVIDUAL whose mailing address is: 1008 Emerald Ridge Drive, Calera AL 35080 (hereinafter referred to as "Grantors") by SHERRI L. CLARK whose mailing address is: 340 VILLAGE DRIVE, CALERA, AL, 35040 (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 194, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 4, AS RECORDED IN MAP BOOK 40, PAGE 8, 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. EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC. DBA AT&T, AS SHOWN BY RECORDED MAP.
4. RIGHTS GRANTED SHELBY COUNTY RECORDED IN DEED BOOK 240, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS SET OUT IN REAL 278, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERALS AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 345, PAGE 744 AND INSTRUMENT 1995-1640, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT REAL 345, PAGE 744, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO F. CRAIG MITCHELL, RECORDED IN DEED BOOK 259, PAGE 725, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY TO MILFORD LEE, RECORDED IN DEED BOOK 317, PAGE 30 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. ORDINANCE WITH THE CITY OF CALERA RECORDED IN INSTRUMENT 2000-00006 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY EASEMENT TO GULF STATES PAPER COMPANY CORPORATION RECORDED IN INSTRUMENT 206-14603, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**\$118,500.00 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 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 13th day of February, 2015.

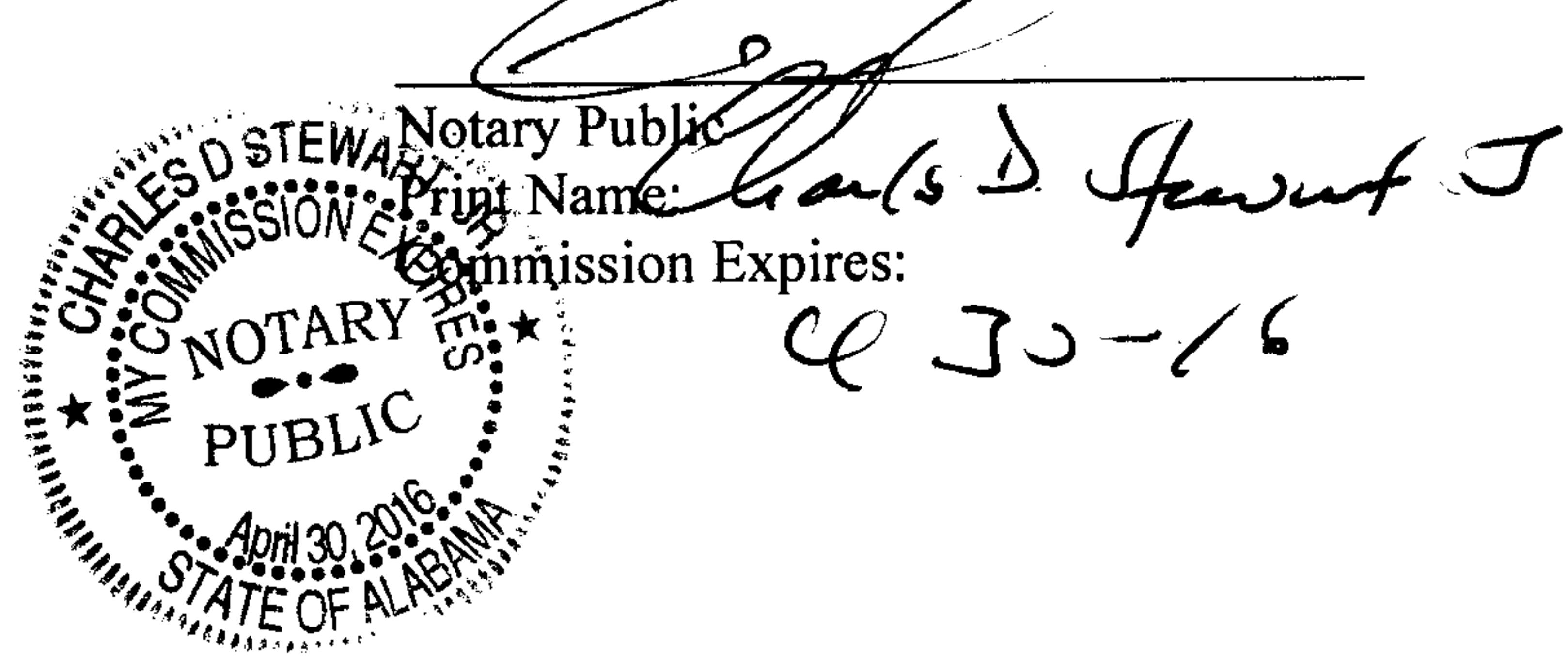


DAVE GARDNER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVE GARDNER, 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 13th day of February, 2015.



20150305000068780 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/05/2015 11:38:42 AM FILED/CERT