


Send tax notice to:
JOSH M. BOX
166 SHARPE STREET
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

2015238

Shelby COUNTY


20150424000133340 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/24/2015 12:21:23 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVIS FLAGSTONE CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 119 DEERWOOD LAKE DRIVE, HARPERSVILLE, AL 35078**(hereinafter referred to as "Grantor") by JOSH M. BOX and APRIL N. BOX **whose mailing address is: 166 SHARPE STREET, 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 112 OF THE VILLAGES AT WESTOVER SECTOR 1, ACCORDING TO THE MAP BOOK 39, PAGE 9A AND 9B AS RECORDED 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. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS SHOWN ON RECORDED MAP.
3. NOTES AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY, EASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY-CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.
5. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/23/1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228, PAGE 793.
6. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.
7. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
8. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARNDER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
9. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-12-1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 514.
10. TRANSMISSION LINE PERMIT DATED 6-25-1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.

12. RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.
13. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-27-1951 BY AND BETWEEN D.H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.
14. TRANSMISSION LINE PERMIT DATED 5-3-1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.
15. TRANSMISSION LINE PERMIT DATED 5-10-1951 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.
16. RIGHT OF WAY AND EASEMENT DATED 8-6-1941 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND PLATATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.
17. TRANSMISSION LINE PERMIT DATED 6-8-1944 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.
18. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.
19. EASEMENT TO BELL SOUTH RECORDED IN INSTRUMENT #20061023000521080.
20. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #20080109000013350.

\$163,265.00 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, DAVIS FLAGSTONE CONSTRUCTION, LLC, by JOHN B. DAVIS its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20th day of April, 2015.

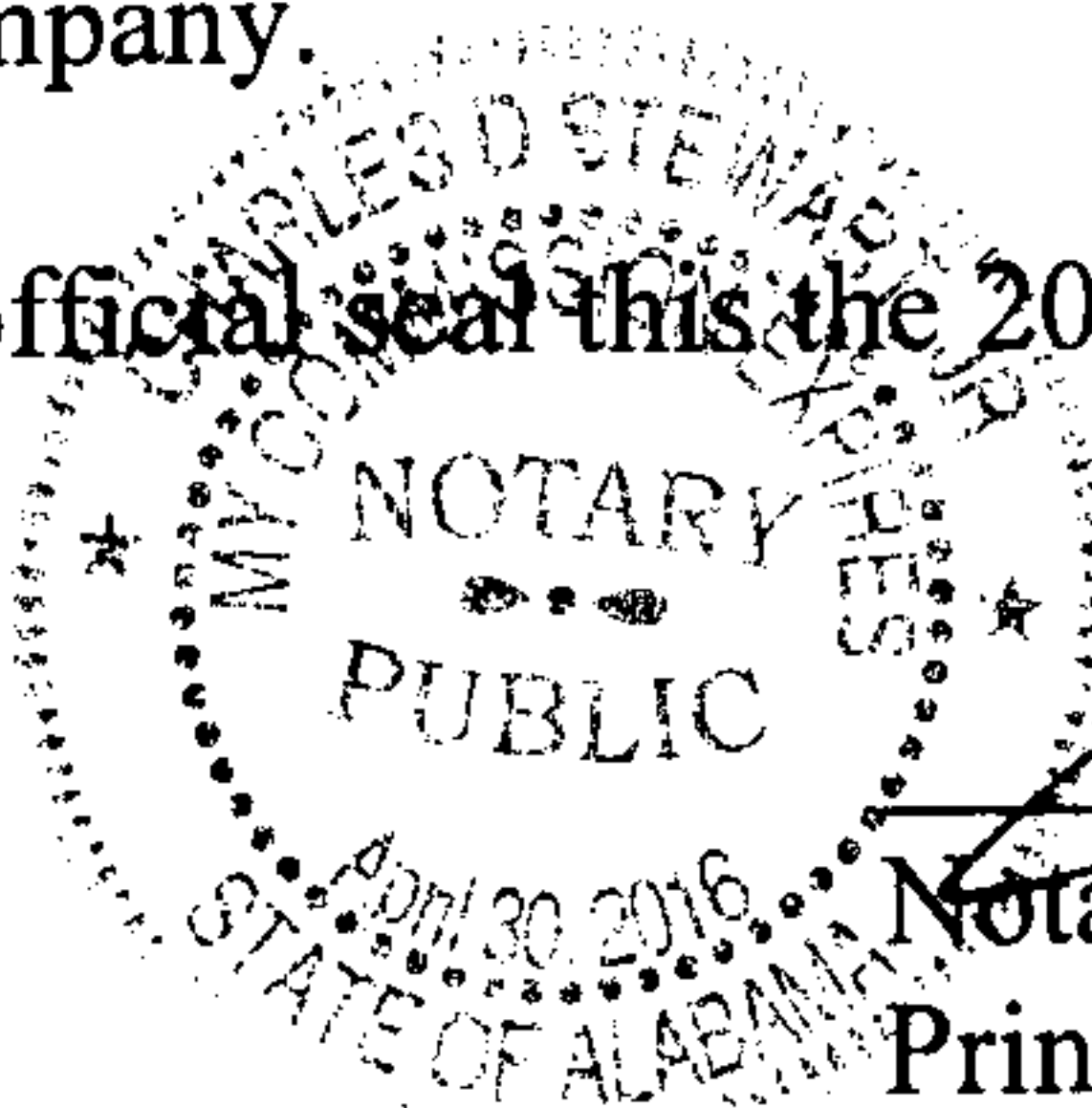
DAVIS FLAGSTONE CONSTRUCTION, LLC

BY:  JOHN B. DAVIS, JR.
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN B. DAVIS, JR whose name as MANAGING MEMBER of DAVIS FLAGSTONE CONSTRUCTION, LLC, 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 limited liability company.

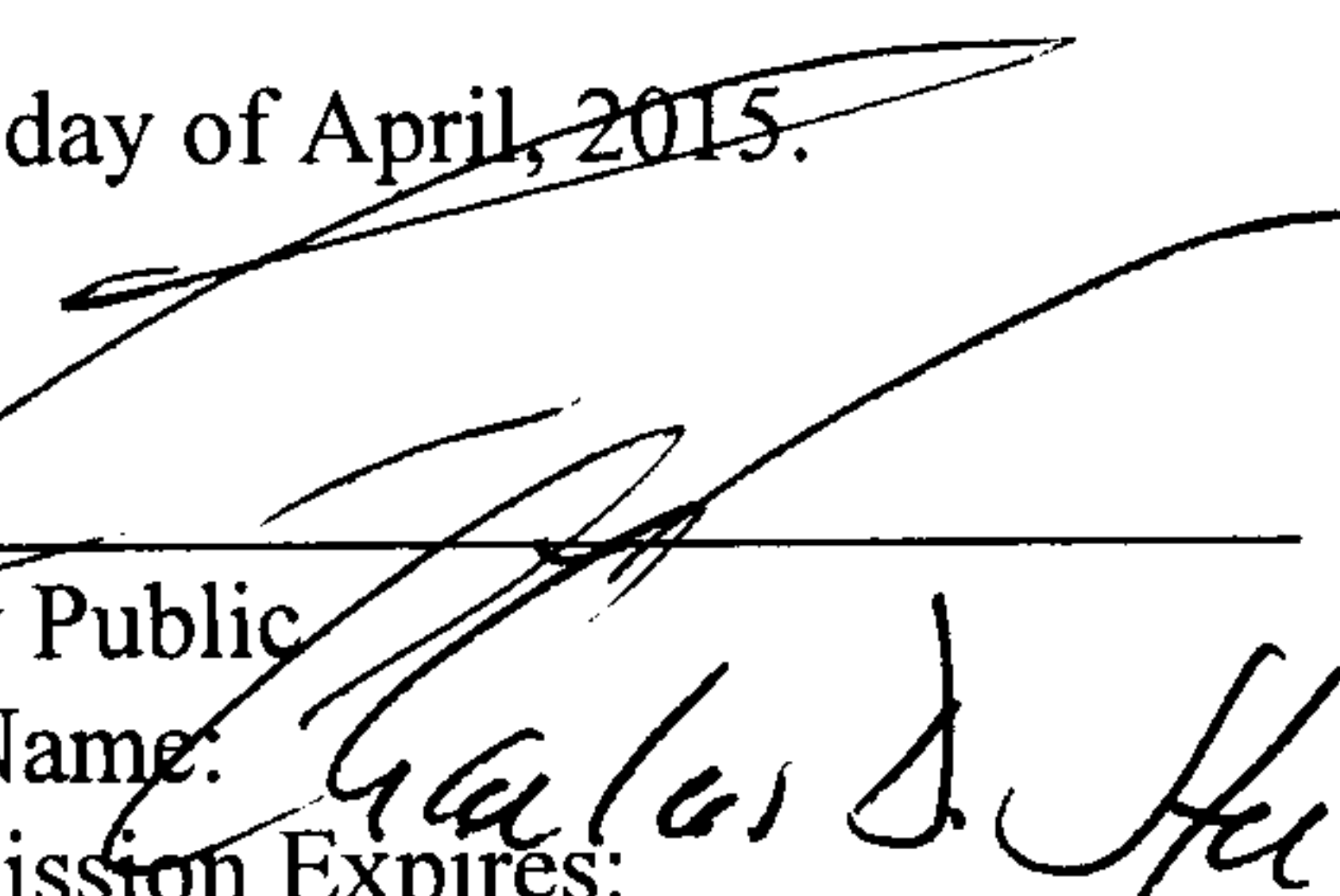
Given under my hand and official seal this the 20th day of April, 2015.



Notary Public

Print Name:

Commission Expires:


c/ Jc 76



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