


Send tax notice to:
CHARLES A. BEARD
1082 GREYSTONE COVE DR
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

2015257

WARRANTY DEED


20150508000152600 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/08/2015 01:58:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$527,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES M. SPANN and KAREN O. SPANN, HUSBAND AND WIFE **whose mailing address is:**
1 Winged Foot Birmingham AL 35242 (hereinafter referred to as "Grantors") by CHARLES A. BEARD and CHARLOTTE K. BEARD **whose mailing address is:** 1082 GREYSTONE COVE DR, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 104, ACCORDING TO THE MAP OR SURVEY OF THE COVE OF GREYSTONE, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 136, 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. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1998-38836; INSTRUMENT #1998-38838 AND INSTRUMENT #1998-41636.
3. EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH RECORDED IN INSTRUMENT #1998-38837.
4. AGREEMENT RECORDED IN INSTRUMENT #1999-24249.
5. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN PUBLIC RECORDS.
6. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF THE COVE OF GREYSTONE PHASE II RECORDED IN MAP BOOK 29, PAGE 136 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$527,500.00 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 Grantees, 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 30th day of April, 2015.

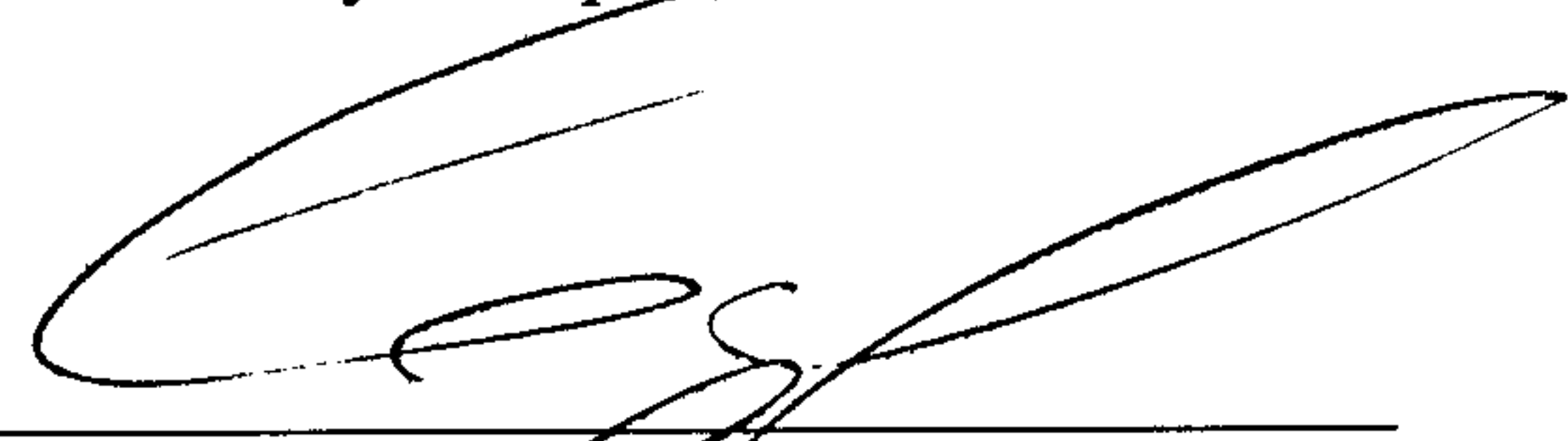
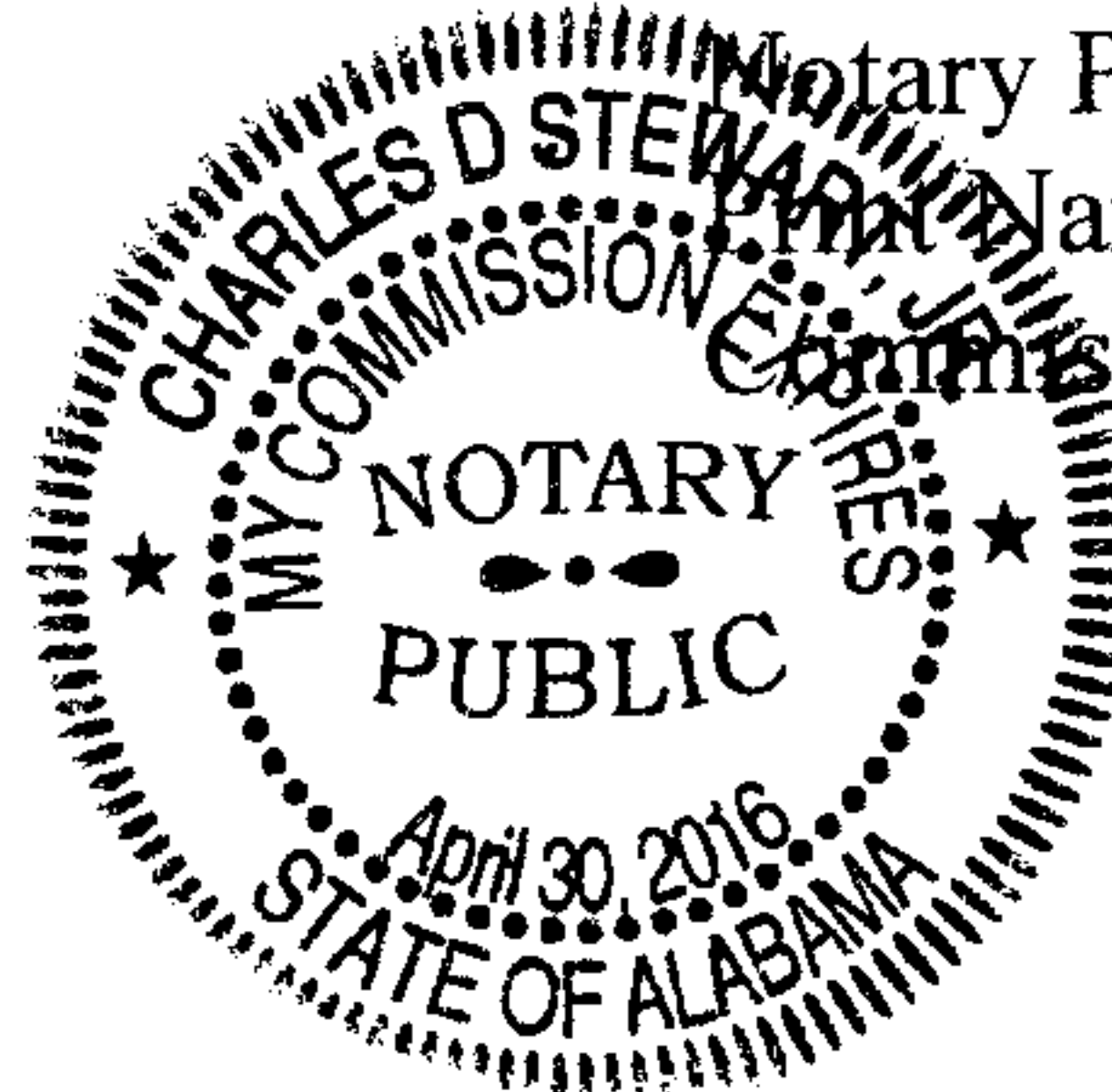

JAMES M. SPANN


KAREN O. SPANN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M. SPANN and KAREN O. SPANN whose name(s) is/are signed to the foregoing instrument, and who is/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 30th day of April, 2015.


Notary Public
My Name: Charles D. Stewart
My Commission Expires: 4/30/16

C 3516



20150508000152600 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/08/2015 01:58:37 PM FILED/CERT