

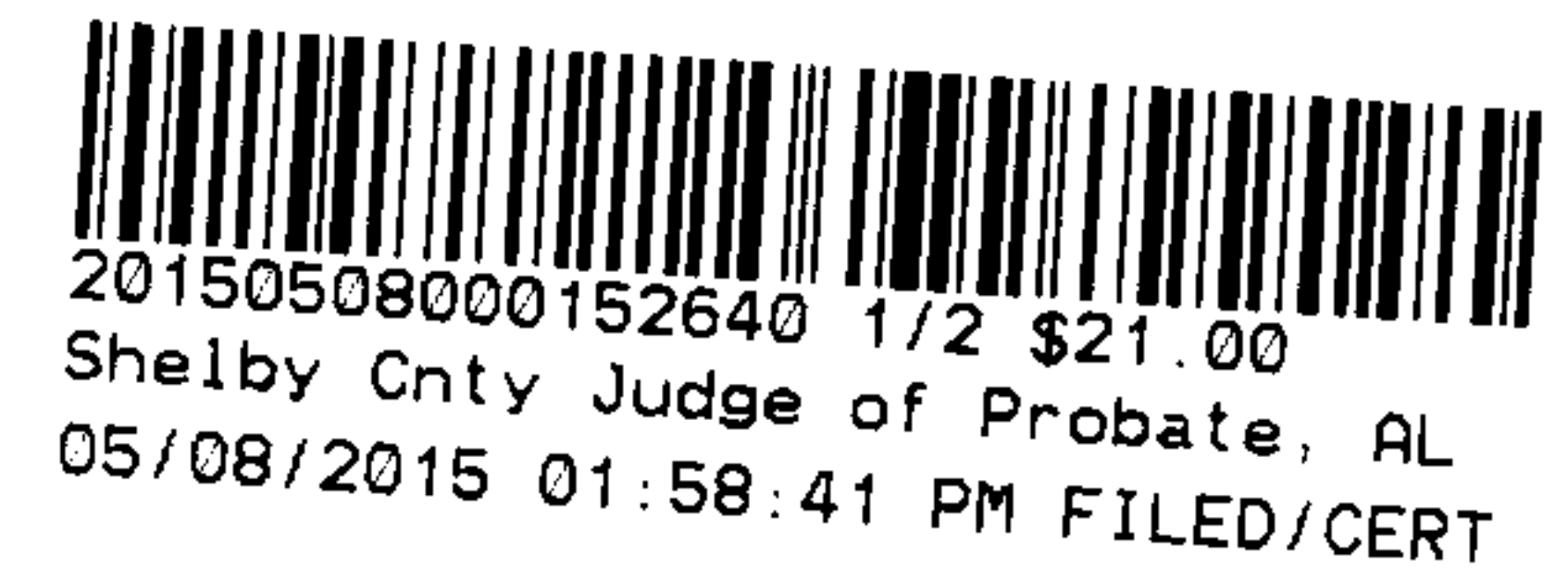
Send tax notice to:

AMY B. ENMAN
242 VINEYARD LANE
BIRMINGHAM, AL, 35242

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

2015261



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$212,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LISA M. BIVONA FKA LISA M. MARINO AND JEREMY BIVONA, WIFE AND HUSBAND **whose mailing address** is: 310 CHATEAU WAY, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by AMY B. ENMAN **whose mailing address** is: 242 VINEYARD LANE, 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 91, ACCORDING TO THE SURVEY OF VILLA'S BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

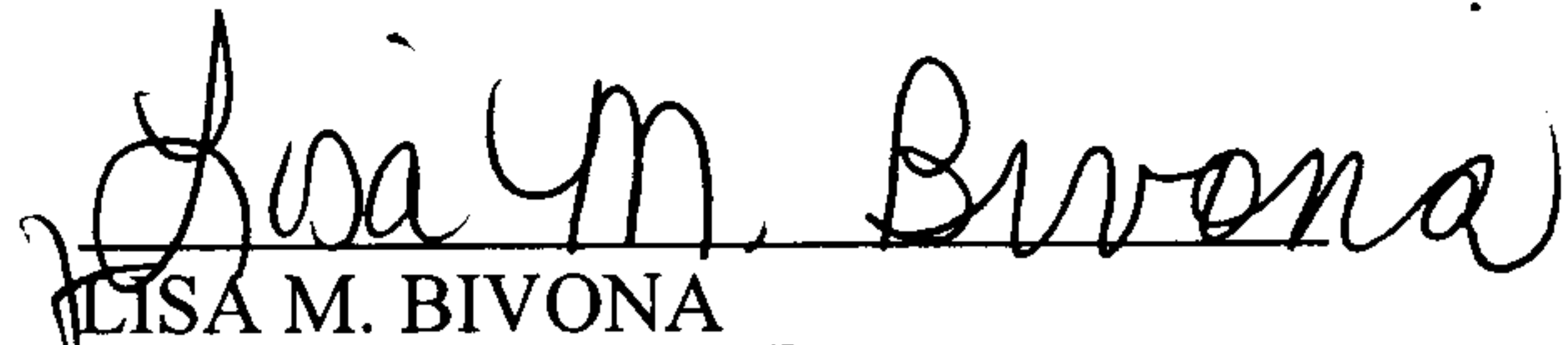
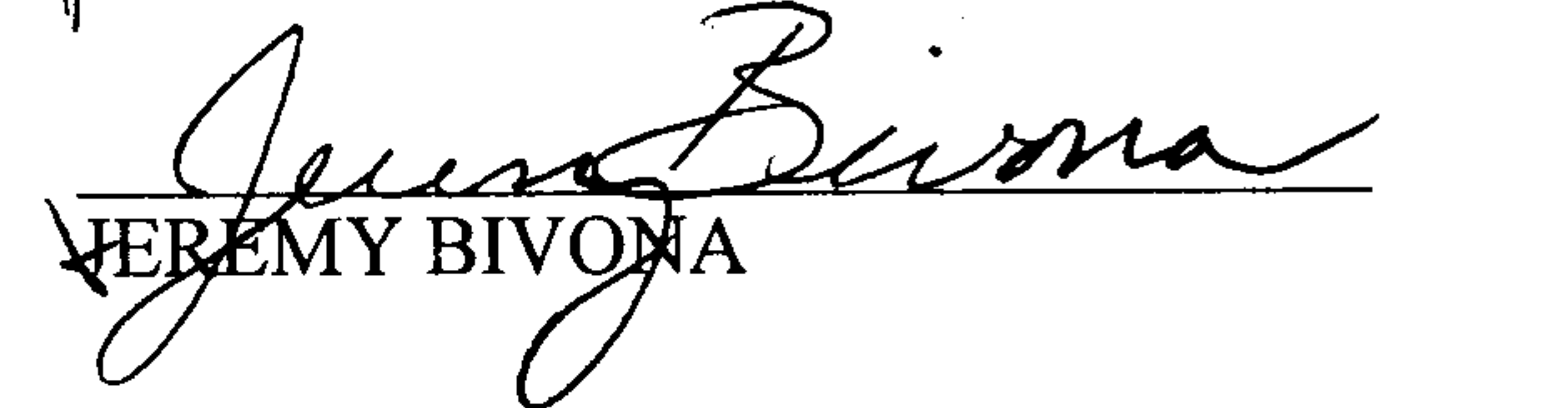
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT NO. 1999-28267.
3. SUBDIVISION RESTRICTIONS AS SHOWN ON RECORD PLAT IN MAP BOOK 29, PAGE 27 A&B, PROVIDE FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
4. RESTRICTIONS AS SET OUT ON RECORDED PLAT.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 196, PAGE 248, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY CUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED N INSTRUMENT NO. 200206240002955890 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS REGARDING ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2002-18725
8. MEMORANDUM OF SEWER SERVICE AGREEMENTS REGARDING VILLAS BELVEDERE IN FAVOR OF DOUBLE OAK WATER RECLAMATION, LLC AS RECORDED IN INSTRUMENT NO. 20121102000422270.

\$208,650.00 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.

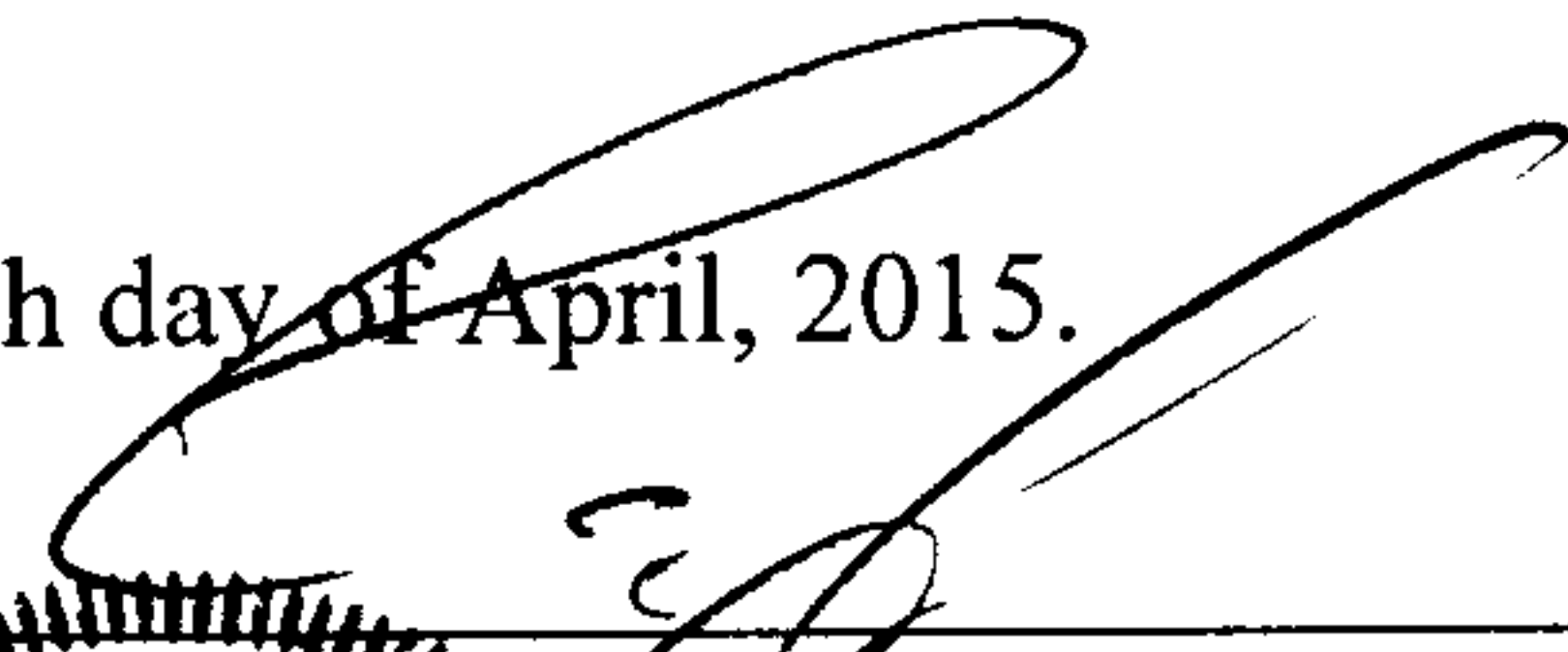
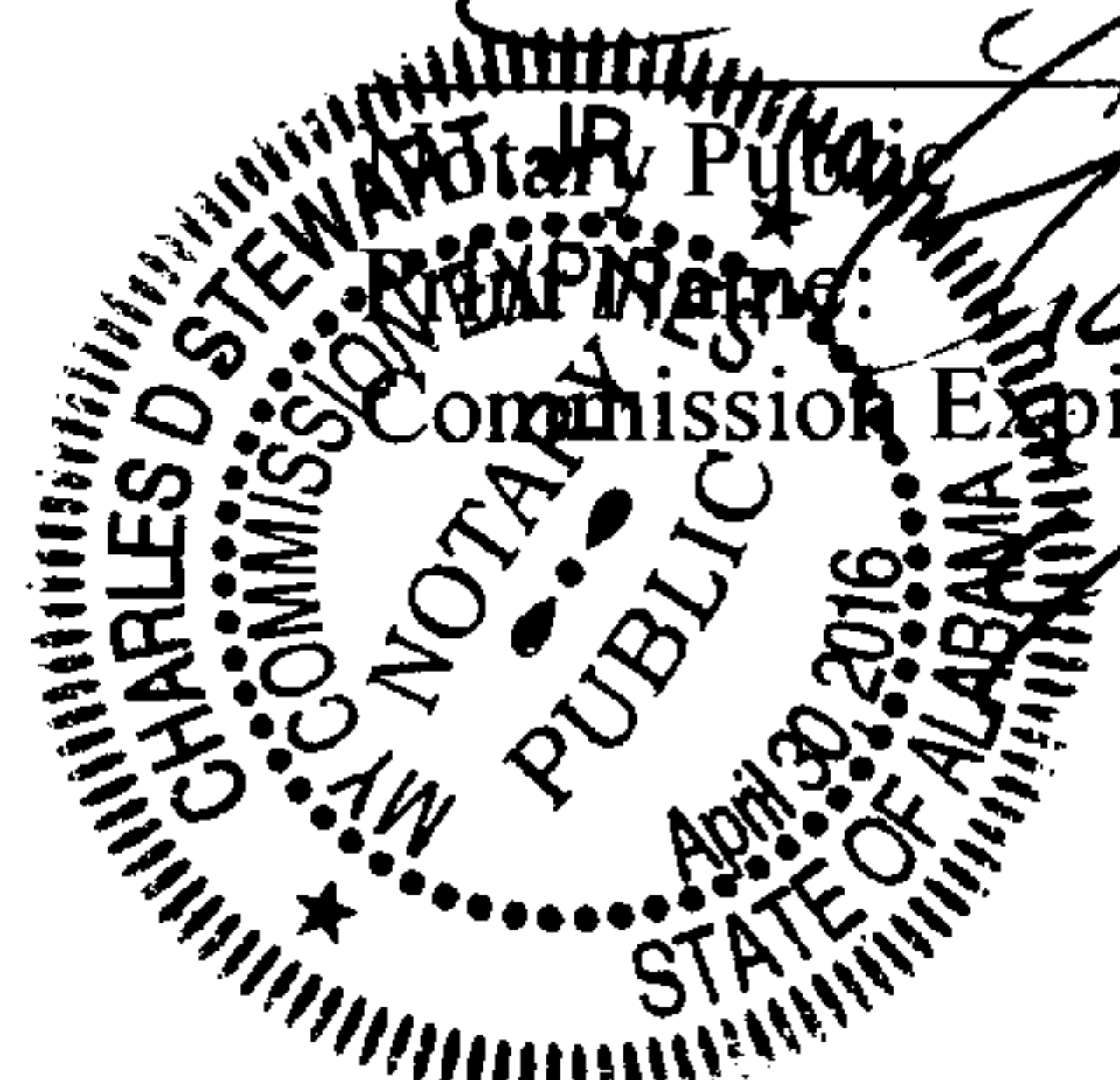
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of April, 2015.


LISA M. BIVONA

JEREMY BIVONA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LISA M. BIVONA AND JEREMY BIVONA, 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 30th day of April, 2015.



Charles D. Stewart, Jr.
30-16


20150508000152640 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
05/08/2015 01:58:41 PM FILED/CERT