

Send tax notice to:
**DANIEL CARRE
2813 LAKEWOOD TRACE
HOOVER, AL, 35242**

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

**STATE OF ALABAMA
Shelby COUNTY**

2015296

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, AS TRUSTEES FOR THE DESTON FAMILY TRUST BY DEED DATED JULY 5, 2002 AND RECORDED AUGUST 6, 2002 IN INSTRUMENT NO. 20020806000366880 **whose mailing address** is: 235 INVERNESS CENTER DRIVE, APT D4, HOOVER, AL 35242 (hereinafter referred to as Grantors) in hand paid by DANIEL CARRE and STACIE CARRE **whose mailing address** is: 2813 LAKEWOOD TRACE, HOOVER, AL 35242 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, BLOCK 4, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104 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. 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 VOLUME 138, PAGE 119, SHELBY COUNTY, ALABAMA AND VOLUME 4245, PAGE 167, JEFFERSON COUNTY, ALABAMA.
3. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN BOOK 140, PAGE 722.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STSTUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 127, PAGE 188, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 139, PAGE 571; BOOK 142, PAGE 209 AND BOOK 140, PAGE 732.

Shelby County, AL 06/01/2015
State of Alabama
Deed Tax:\$34.50



\$310,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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, Grantor, DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, AS TRUSTEES FOR THE DESTON FAMILY TRUST BY DEED DATED JULY 5, 2002 AND RECORDED AUGUST 6, 2002 IN INSTRUMENT NO. 20020806000366880 by DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON its TRUSTEES, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of May, 2015.

THE DESTON FAMILY TRUST

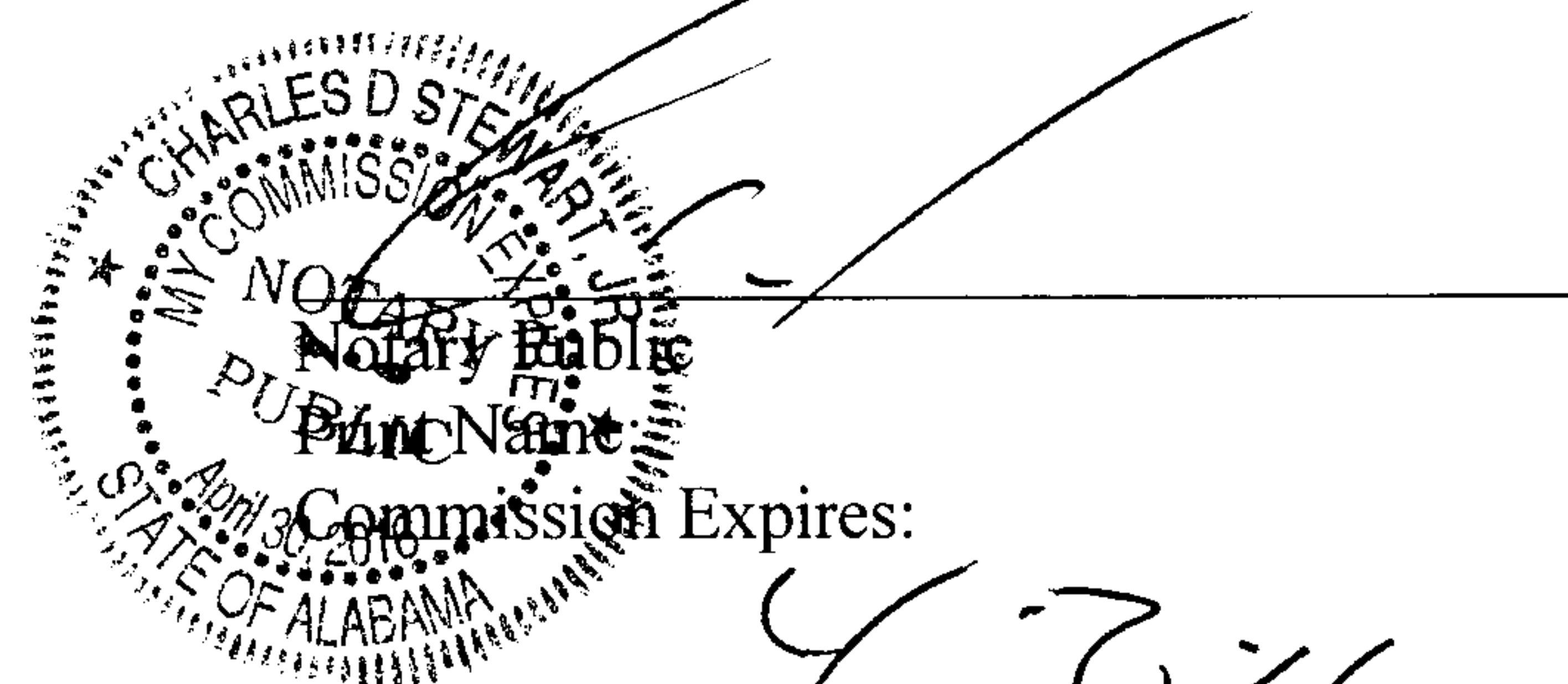
✓ Dewey Eugene Sexton, Trustee
DEWEY EUGENE SEXTON, TRUSTEE

✓ Elizabeth Owens Sexton, Trustee
ELIZABETH OWENS SEXTON, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, whose names as TRUSTEES of DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, AS TRUSTEES FOR THE DESTON FAMILY TRUST BY DEED DATED JULY 5, 2002 AND RECORDED AUGUST 6, 2002 IN INSTRUMENT NO. 20020806000366880, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as said TRUSTEES of DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, AS TRUSTEES FOR THE DESTON FAMILY TRUST BY DEED DATED JULY 5, 2002 AND RECORDED AUGUST 6, 2002 IN INSTRUMENT NO. 20020806000366880, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 15th day of May, 2015.



Barcode
20150601000181500 2/2 \$52.50
Shelby Cnty Judge of Probate, AL
06/01/2015 03:25:00 PM FILED/CERT