

Send tax notice to:
JIMMY M. HAVRANEK
1080 EAGLE VALLEY 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

2015284

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTOPHER E. HAVLIK and LORI S. HAVLIK, HUSBAND AND WIFE whose mailing address is: 1080 Eagle Valley Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by JIMMY M. HAVRANEK and SHANNON HAVRANEK whose mailing address is: 1080 EAGLE VALLEY 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 1425, ACCORDING TO THE SURVEY OF A SUBDIVISION FOR SINGLE RESIDENCES EAGLE POINT 14TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 34, 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 AND RIGHT OF WAY RECORDED IN DEED BOOK 290, PAGE 848, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 206, PAGE 448, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMES RECORDED IN VOLUME 331, PAGE 262 AND INSTRUMENT 1994-20416, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 11, PAGE 408 AND VOLUME 149, PAGE 380 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. DECLARATION OF EASEMENTS RECORDED IN INSTRUMENT 1993-24183, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENTS AND RIGHTS OF WAY FOR ROADS, UTILITIES AS SET OUT BY CONDEMNATION CASE #19-287 AND RECORDED IN LIS PENDENS BOOK 42, PAGE 263, REFILED IN INSTRUMENT 1993-03429


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Shelby Cnty Judge of Probate, AL
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Shelby County, AL 06/01/2015
State of Alabama
Deed Tax: \$19.50

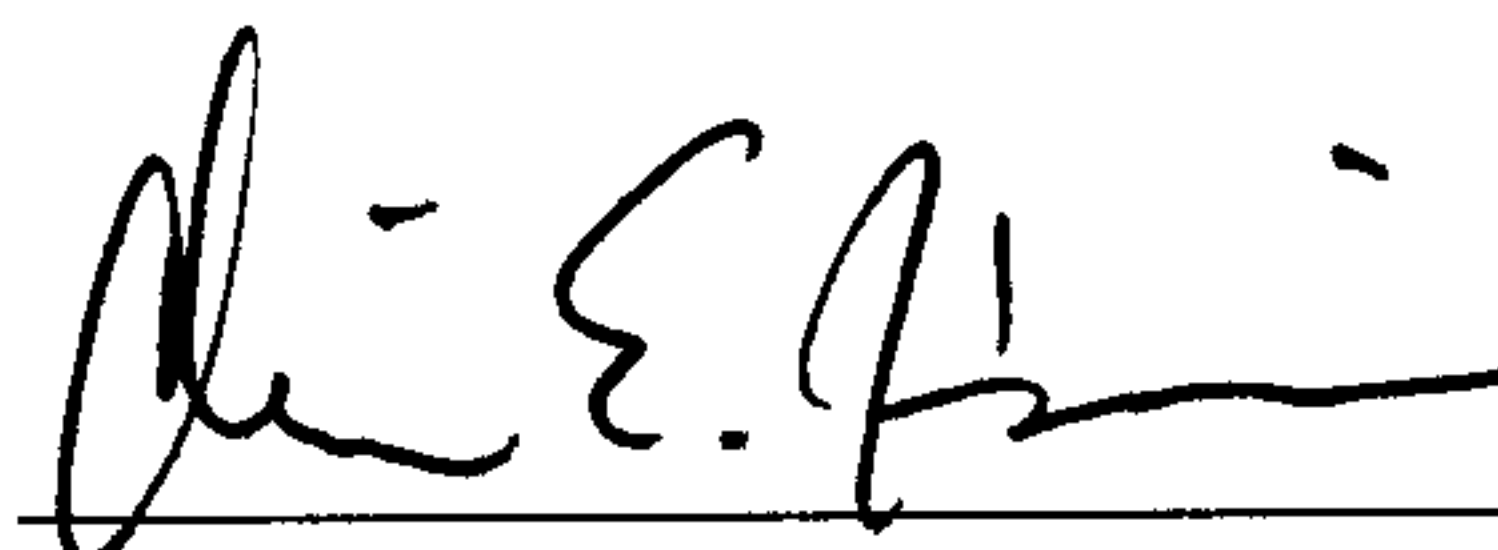
AND LIS PENDENS BOOK 42, PAGE 303, REFILED IN INSTRUMENT 1992-03427 AND AMENDED IN LIS PENDENS BOOK 42, PAGE 287, REFILED IN INSTRUMENT 1992-03428 AND AS SET OUT IN INSTRUMENT 1993-08450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. GENERAL COVENANTS, RESTRICTIONS AND EASEMENTS FOR EAGLE POINT 14TH SECTOR, AS RECORDED IN INSTRUMENT #1999-44777, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT #2000-11862, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

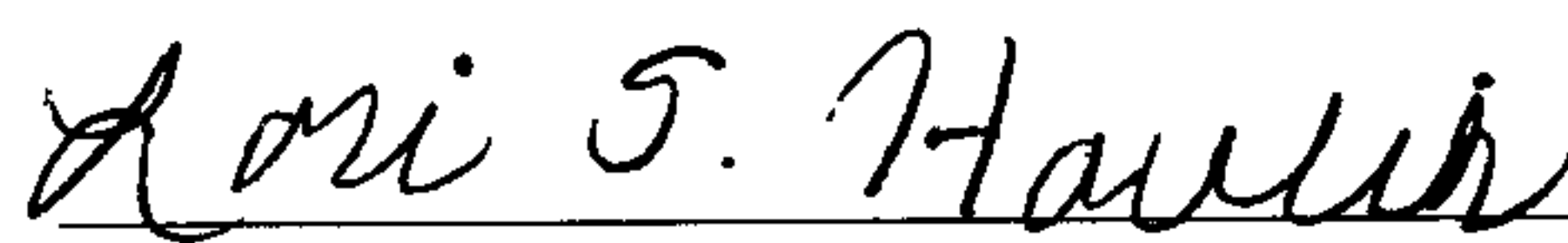
\$370,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 12th day of May, 2015.



CHRISTOPHER E. HAVLIK



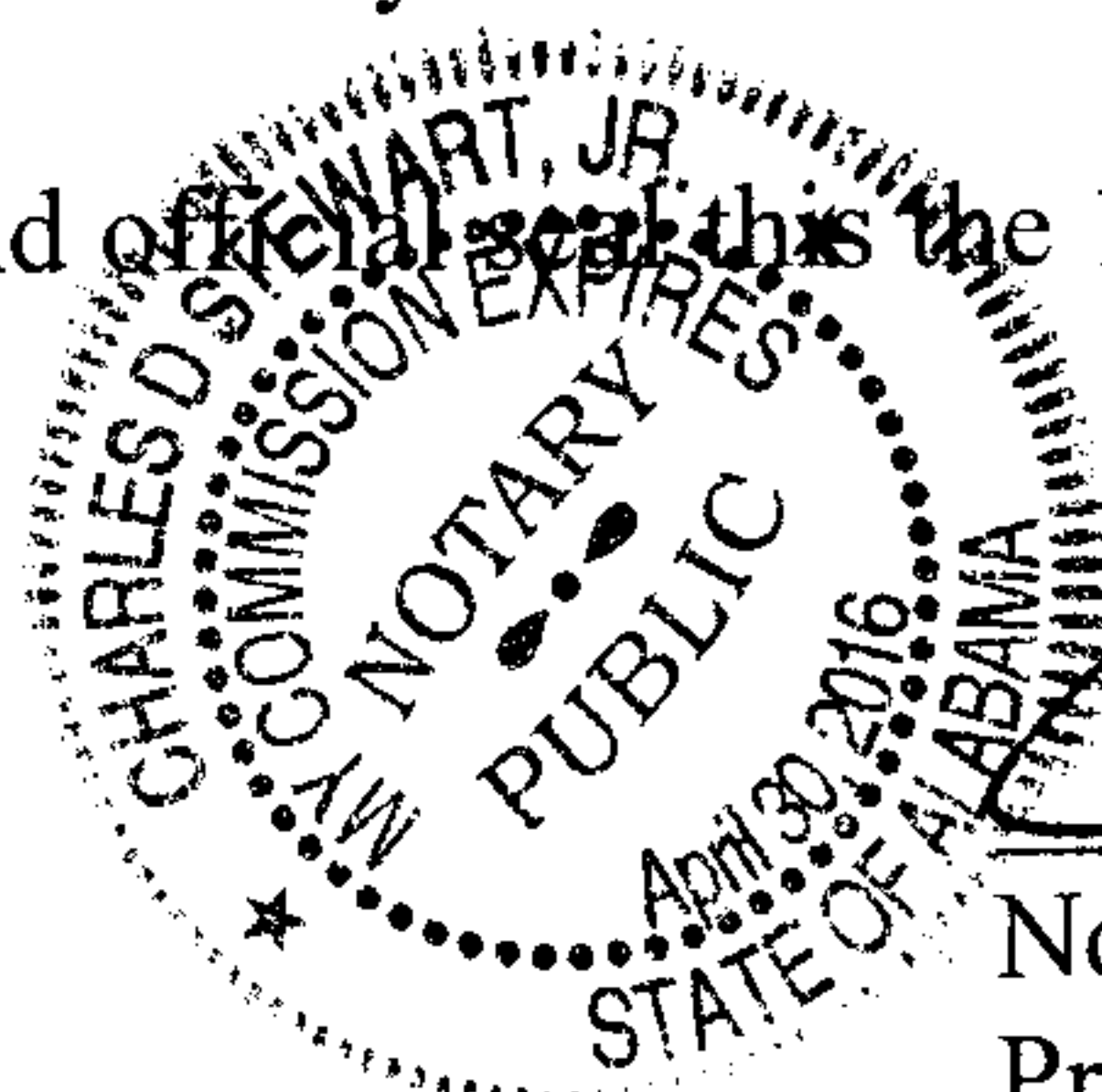
LORI S. HAVLIK

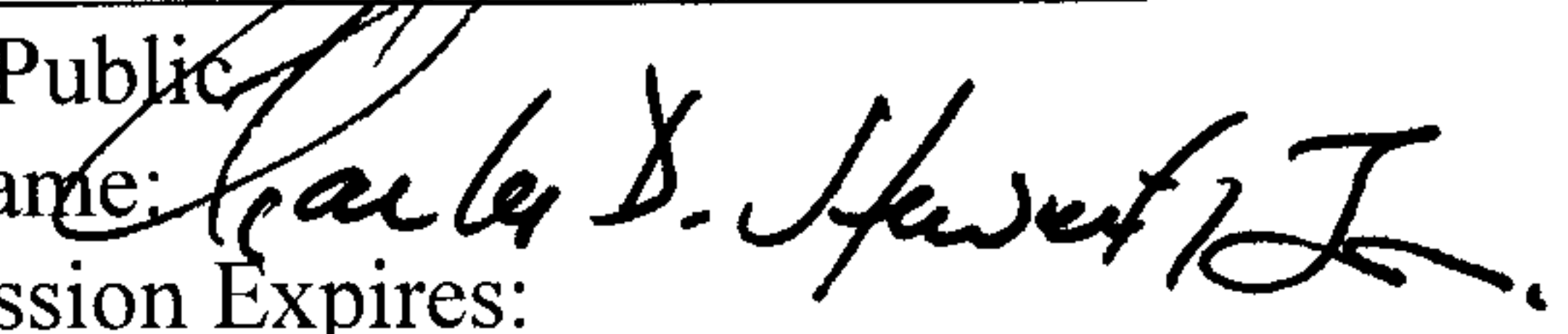
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Shelby Cnty Judge of Probate, AL
06/01/2015 03:25:20 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER E. HAVLIK and LORI S. HAVLIK 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 12th day of May, 2015.



Notary Public
Print Name: 
Commission Expires:

4-30-16