

This Instrument Prepared By:

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2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Michael T. Deschenes and Deanna W. Deschenes
4698 Sandpiper Lane
Hoover, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


KNOW ALL MEN BY THESE PRESENTS,

On this May 28, 2015, That for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$235,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **BRAD POND, a married man,** (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL T. DESCHENES and DEANNA W. DESCHENES,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 54, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 12, Page 45.
7. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 172, Page 642.
8. Restrictions appearing of record in Real Volume 340, Page 499.
9. Title to all minerals within and underlying the premises, together with all mining 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
10. 35' building line from Sandpiper Lane and Riverbend Trail; 7.5' easement along North and West lot lines as shown on recorded map.


20150602000182120 1/3 \$255.00
Shelby Cnty Judge of Probate, AL
06/02/2015 09:07:25 AM FILED/CERT

Shelby County, AL 06/02/2015
State of Alabama
Deed Tax: \$235.00

11. Subject to provisions in agreement regarding sewer service filed for record in Book 125, Page 843.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 28, 2015.

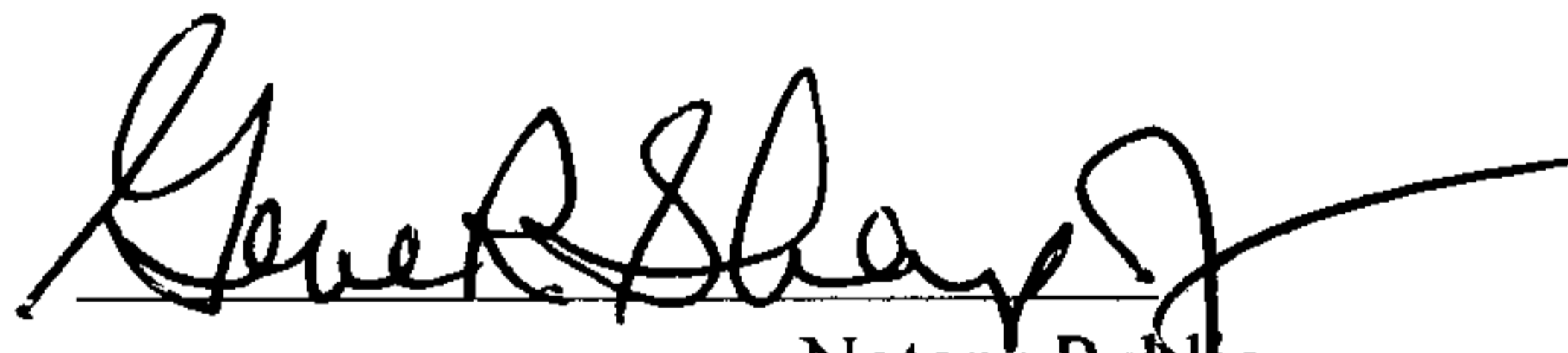
GRANTOR:


Brad Pond

STATE OF Virginia
COUNTY OF Henrico

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Brad Pond, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Brad Pond executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 28, 2015.


_____, Notary Public


My Commission Expires: 2/29/2016

[Affix Seal Here]



GENE R. SHARP, JR.
NOTARY PUBLIC 7531635
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES FEBRUARY 29, 2016


20150602000182120 2/3 \$255.00
Shelby Cnty Judge of Probate, AL
06/02/2015 09:07:25 AM FILED/CERT

