

Send tax notice to:


ELIZABETH I. GORENFLO
1476 HIGHVIEW DRIVE
CALERA, AL, 35040

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

2015300

WARRANTY DEED


20150608000189960 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/08/2015 01:25:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Three Thousand and 00/100 Dollars (\$163,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ANDY DOOLEY and CARLA N. DOOLEY FKA CARLA NICOLE CARVER, HUSBAND AND WIFE **whose mailing address**

is: 1476 Highview Drive, Calera AL 35040

(hereinafter referred to as "Grantors") by ELIZABETH I. GORENFLO **whose mailing address is: 1476 HIGHVIEW DRIVE, CALERA, AL, 35040** (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 1009, ACCORDING TO FINAL PLAT OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT NO. 1995-1640 AND INSTRUMENT NO. 20031125000772700
3. SUCH STATE OF FACTS AS SHOWN ON PLAT OF FINAL PLAT OF WATERFORD HIGHLANDS-SECTOR 4 PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2005115000597140 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO TOWN OF CALERA AS RECORDED IN INSTRUMENT NO. 2000-0006 AND INSTRUMENT NO. 2001-36236, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RELEASES OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1995-1640; REAL BOOK 345, PAGE 744, INSTRUMENT NO. 20051229000668960 AND INSTRUMENT NO. 20051129000616460 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



8. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT NO. 1995-1640, INSTRUMENT 1999-49065 AND INSTRUMENT 2001-12817 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DEED RECORDED IN INSTRUMENT NO. 20021115000570760, INSTRUMENT NO. 2003064000346100 AND INSTRUMENT NO. 200311250007727000 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240,PAGE 36.

\$166,326.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


CARLA NICOLE CARVER, THE GRANTEE IN DEED RECORDED IN INSTRUMENT 20060322000136060 IS ONE AND THE SAME PERSON AS CARLA N. DOOLEY.

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 22nd day of May, 2015.

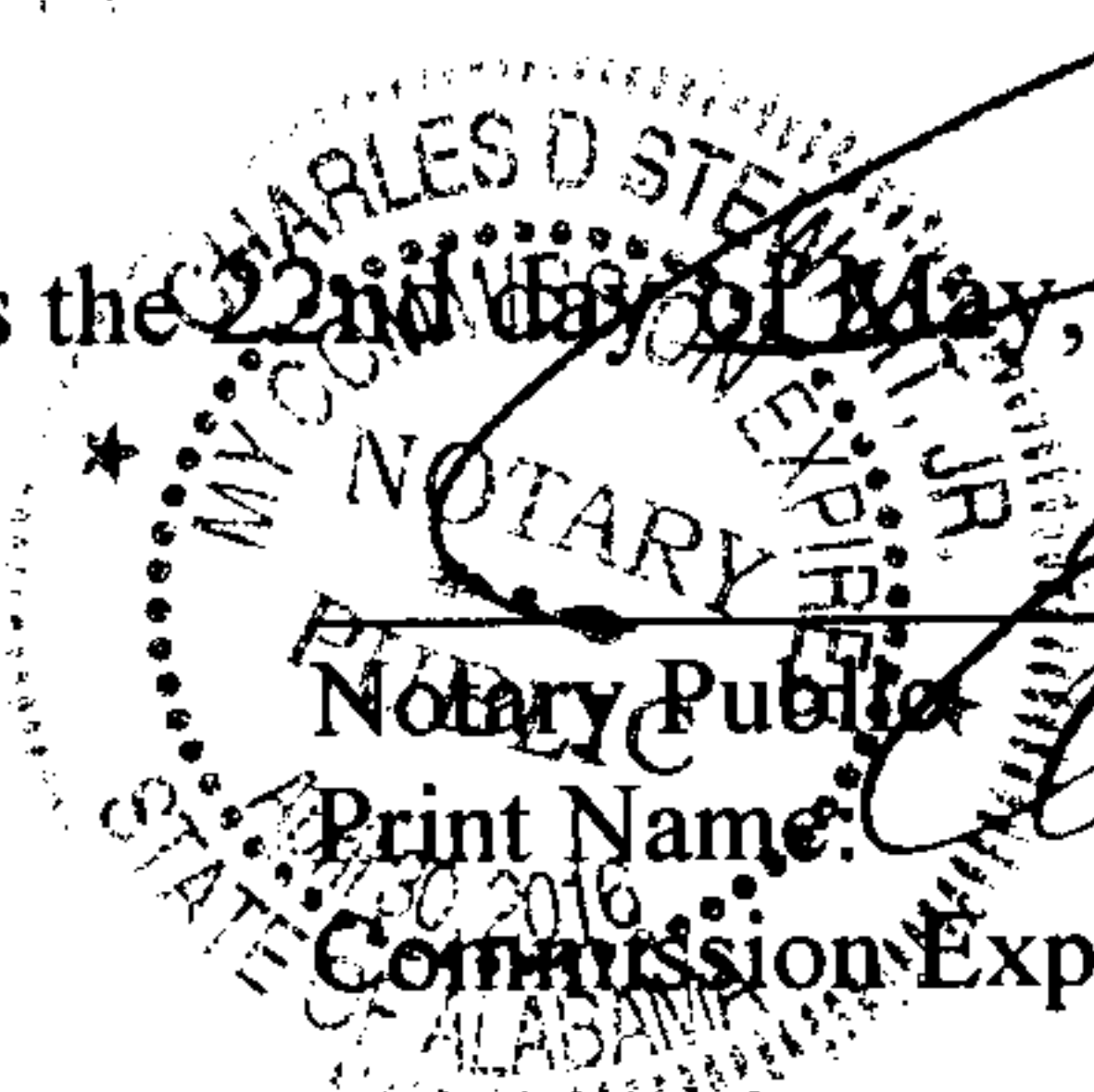

ANDY DOOLEY

CARLA N. DOOLEY

STATE OF ALABAMA
COUNTY OF SHELBY


20150608000189960 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDY DOOLEY and CARLA N. DOOLEY, 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 22nd day of May, 2015.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 5-30-16