

2015093000341870  
09/30/2015 11:08:36 AM  
DEEDS 1/2

Send tax notice to:  
DONNIE L. CRAIG, JR.  
124 BENT CREEK DRIVE  
CHELSEA, AL 35043

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

2015601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Nine Hundred and 00/100 Dollars (\$260,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, HEATHER C. TALLEY and CHRISTOPHER S. TALLEY, WIFE AND HUSBAND whose mailing address is: 119 FAIRWOOD DRIVE, MELISSA, NC 27340 (hereinafter referred to as "Grantors") by DONNIE L. CRAIG, JR. and JENNIFER H. CRAIG and DAVID H. HONEYCUTT whose mailing address is: 124 BENT CREEK DRIVE, CHELSEA, AL, 35043 (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 6, according to the Survey of Bent Creek Subdivision Sector 1 as recorded in Map Book 36, page 23, 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. BUILDING LINES AS SHOWN ON RECORDED MAP
3. EASEMENTS AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. GRANT LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20051031000564180; INSTRUMENT 2006063000315120 AND INSTRUMENT 20061212000600960.
6. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INST. NO. 20051212000641700.
7. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES TO THE CITY OF PELHAM RECORDED AS INSTRUMENT NO. 2005061000263330.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 126, PAGE 55.
9. MEMORANDUM AND AFFIDAVIT REGARDING OIL AND GAS LEASE TO ANSCHULTZ CORPORATION RECORDED MISC. BOOK 45, PAGE 303.
10. MEMORANDUM OF OIL AND GAS LEASE TO ATLANTIC RICHFIELD CO. RECORDED IN DEED BOOK 324, PAGE 391.
11. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INST. 1994-29305; DEED BOOK 154, PAGE 455; DEED BOOK 171, PAGE 515 AND DEED BOOK 244, PAGE 587.

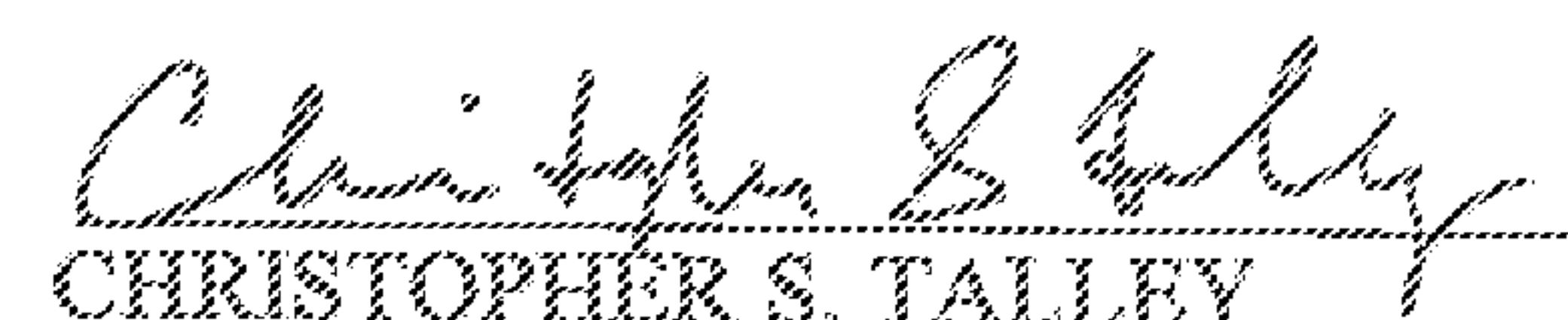
12. RIGHT OF WAY FOR RAILROAD, RECORDED IN DEED BOOK "T",  
PAGE 655
13. LESS AND EXCEPT THAT RIGHT OF WAY OF PICKLE DRIVE OVER  
AND ACROSS DESCRIBED PROPERTY.
14. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT  
20071004000464630, RERECORDED IN INSTRUMENT  
20080222000072590 AND INSTRUMENT 20060316000123610.
15. TERMS AND CONDITIONS SET FORTH IN CERTAIN PURCHASE AND  
SALE AGREEMENT DATED 4/5/2004 AND REINSTATEMENT AND  
EXTENSION AGREEMENT DATED 10/26/2004 AND ADDENDUM TO  
PURCHASE AND SALE AGREEMENT AND REINSTATEMENT AND  
EXTENSION AGREEMENT DATED 1/4/2005, BY AND BETWEEN  
DOUBLE MOUNT, LLC AND GARY THOMPSON RECORDED IN AS  
SET OUT IN INSTRUMENT 2005020400058340

\$212,372.00 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 28 day of September, 2015.

  
HEATHER C. TALLEY

  
CHRISTOPHER S. TALLEY



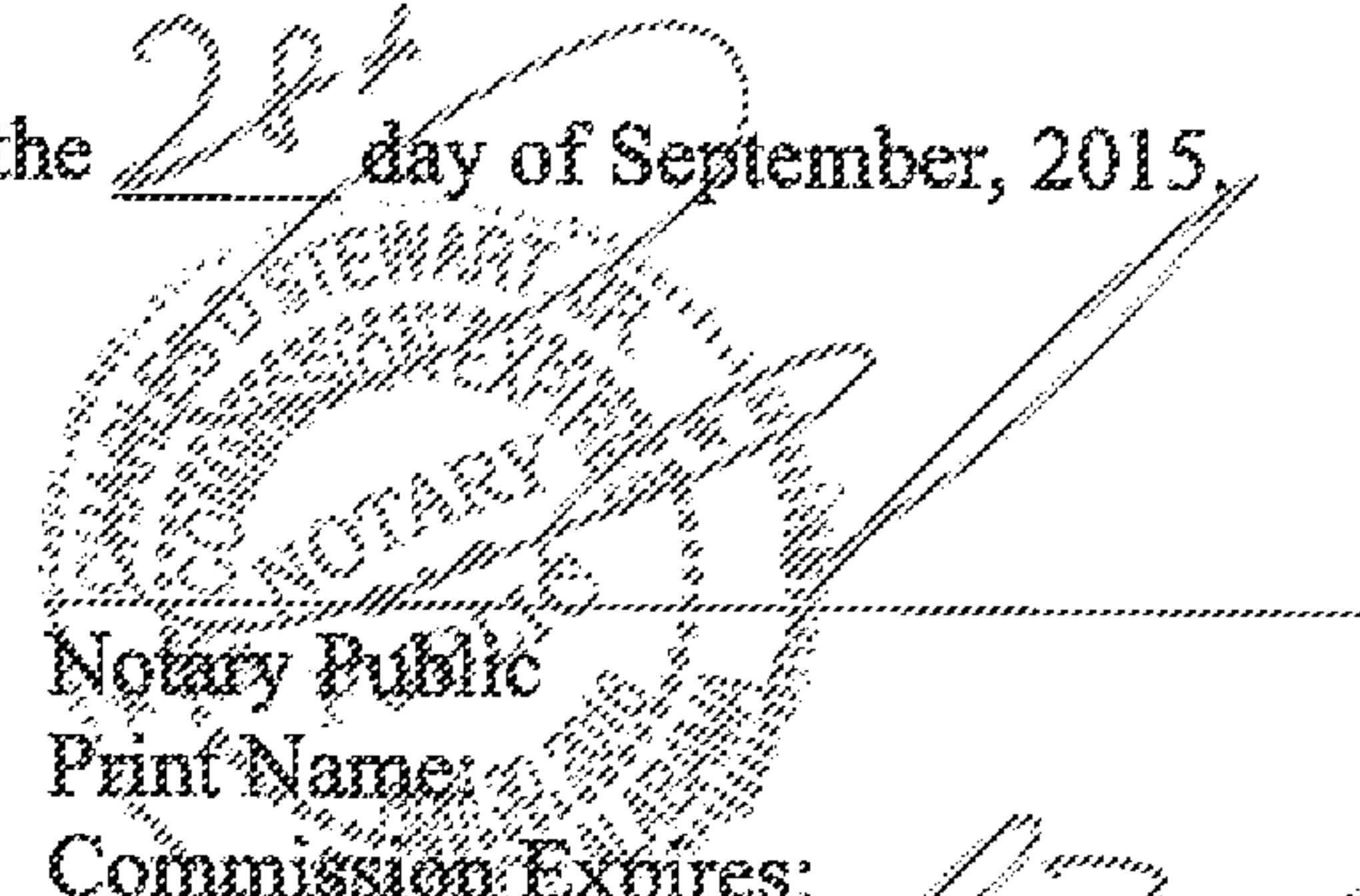
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/30/2015 11:08:36 AM  
\$66.00 CHERRY  
20150930000341870



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HEATHER C. TALLEY and CHRISTOPHER S. TALLEY 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 28 day of September, 2015.



  
Heather C. Tally