

Send tax notice to:  
GROVER C. WORTHINGTON, III  
113 COURTYARD DRIVE  
CHELSEA, ALABAMA 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

2015616

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$536,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAWN L. STANTON and JOHN A. STANTON, WIFE AND HUSBAND whose mailing address is: 6045 ENGLISH VILLAGE LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by GROVER C. WORTHINGTON, III and ELLEN S. WORTHINGTON whose mailing address is: 113 COURTYARD DRIVE, CHELSEA, ALABAMA, 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:

**LOTS 4 AND 5, ACCORDING TO THE SURVEY OF COURTYARD MANOR, AS RECORDED IN MAP BOOK 35, PAGE 144 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 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 #1994-29305 AND DEED BOOK 244, PAGE 587 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
3. MEMORANDUM AND AFFIDAVIT REGARDING OIL AND GAS LEASE TO ANSHUTZ CORPORATION DATED FEBRUARY 9, 1982 AND RECORDED IN MISC BOOK 45, PAGE 303.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #20051009000542800; INSTRUMENT 2009-208090 AND INSTRUMENT 2012-456810 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA AS SET FORTH IN DEED BOOK 229, PAGE 489; DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469 IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 126, PAGE 55 AND DEED BOOK 165, PAGE 105.
7. RAILROAD RIGHT OF WAY RESERVED BY SOUTH AND NORTH ALABAMA RAILROAD BY DEED BOOK "T", PAGE 655.
8. TERMS, PROVISIONS AND OBLIGATIONS AS SET OUT IN INSTRUMENT #200502040000583690.
9. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20051031000564040 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DAWN L. STANTON AND DAWN LESLIE STANTON ARE ONE AND THE SAME PERSON.

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 30th day of September, 2015.

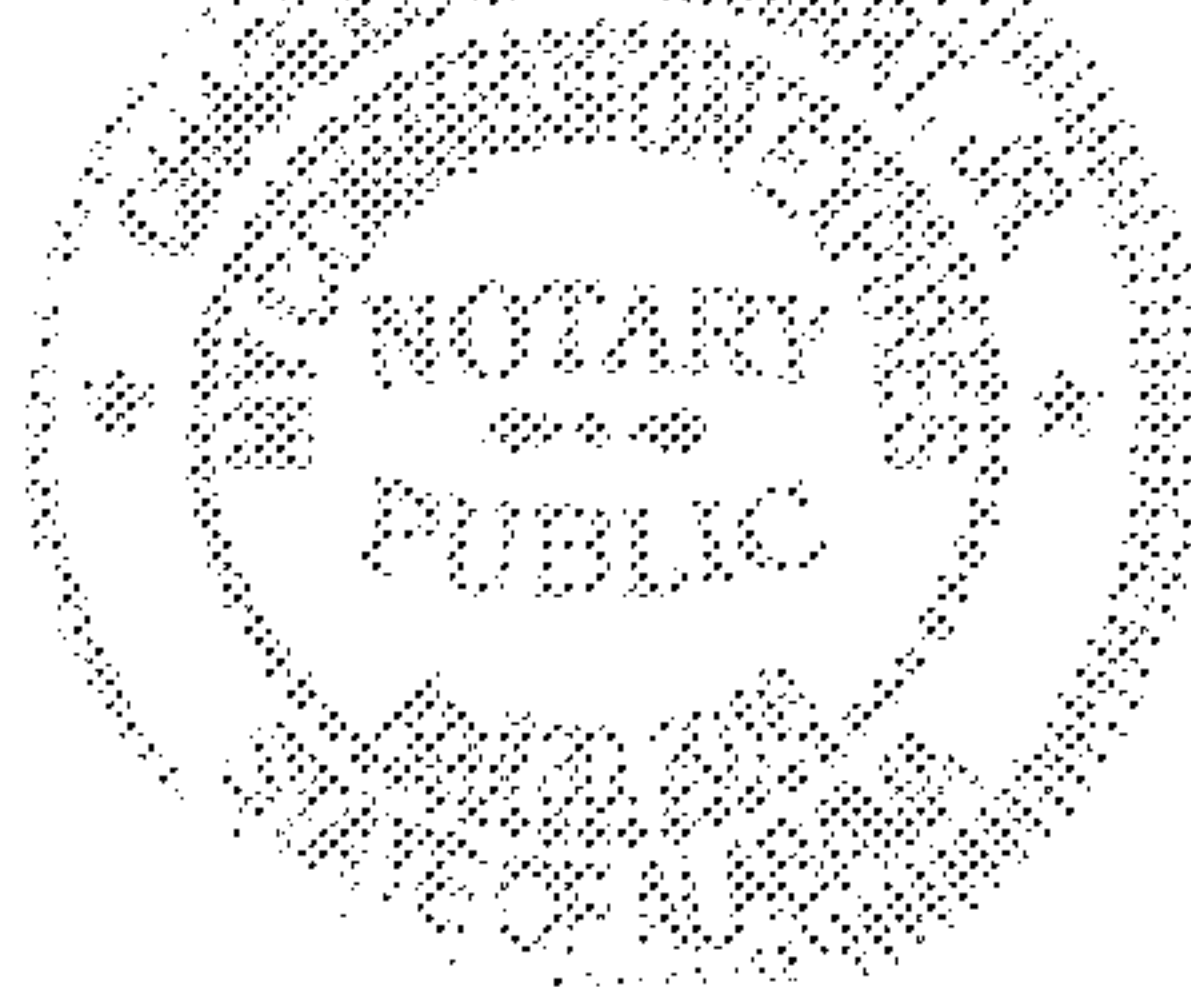
  
DAWN L. STANTON

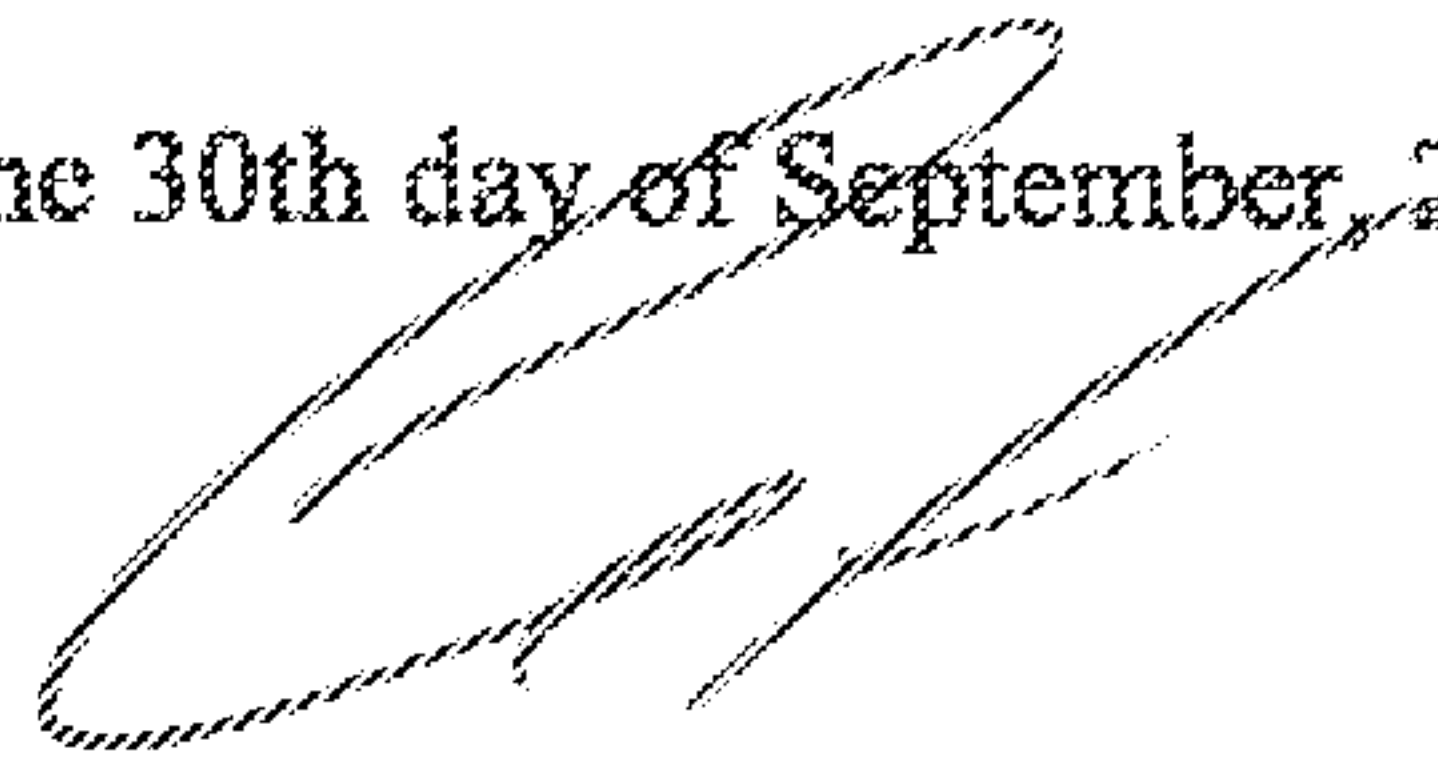
  
JOHN A. STANTON

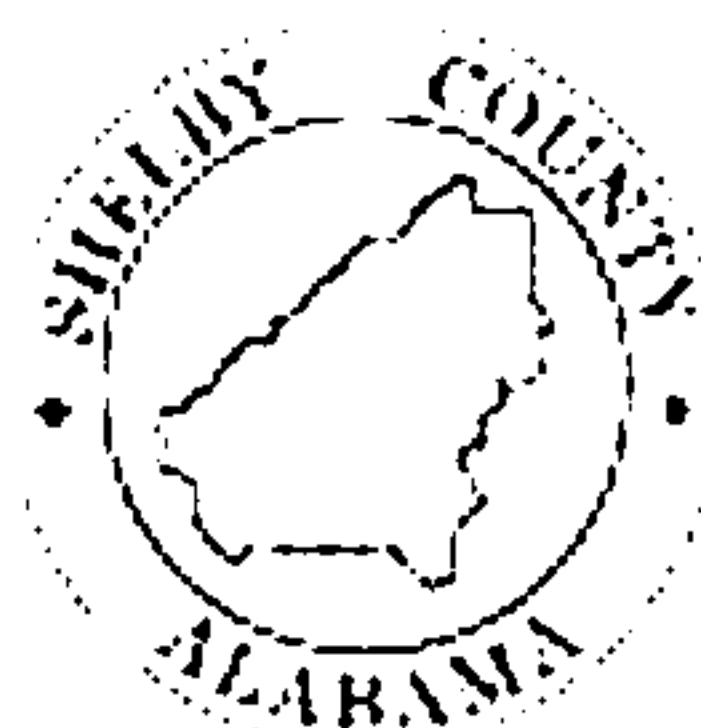
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAWN L. STANTON and JOHN A. STANTON 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 30th day of September, 2015.



  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/02/2015 11:55:42 AM  
\$553.50 CHERRY  
20151002000345830

