

This Instrument was Prepared by:  
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P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: R. David Harcourt  
Cynthia Harcourt  
100 Saddle Lake Drive  
Alabaster, AL 35007

**20151120000402120**  
**11/20/2015 04:03:55 PM**  
**DEEDS 1/3**

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Three Hundred Eighty Six Thousand Six Hundred Fifty Five Dollars and No Cents (\$386,655.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Judith A. Dolce, a widow, whose mailing address is 3850 Galleria Woods Drive, Garden Home 13, Hoover, AL 35244** (herein referred to as Grantor), does grant, bargain, sell and convey unto **R. David Harcourt and Cynthia Harcourt, whose mailing address is 100 Saddle Lake Drive, Alabaster, AL 35007** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, **the address of which is 100 Saddle Lake Drive, Alabaster, AL 35007**; to wit;

LOT 13, ACCORDING TO THE SURVEY OF SADDLE LAKE FARMS, A CONDOMINIUM, AS RECORDED IN MAP BOOK 20, PAGE 20 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

### **Subject to:**

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 20, Page 20 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

30' building line front as shown on recorded Map Book 20, Page 20 A & B.

20' easement rear as shown on recorded Map Book 20, Page 20 A & B.

Restrictions of Saddle Creek Farms Association as recorded in Book 1995, Page 17530, 1st amendment as recorded in instrument 20050816000420310, 2nd amendment as recorded in Instrument 20070425000191120, 3rd amendment as recorded in Instrument 20070711000325910.

Declaration of Condominium of Saddle Lake Farms, a Condominium as recorded in Instrument 1995-17533, Articles of Incorporation and ByLaws of Saddle Lake Farm Association, Inc. attached

thereto and amended by Instrument 1996-21491.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Volume 333, Page 621 and Volume 333, Page 623 and Volume 333, page 626; Instrument 1996-21497; Instrument 1996-21494; 2nd Amendment 2000-17438, 3rd Amendment 2000-53976 and 4th Amendment 2001-50962 in the Probate Office of Shelby County, Alabama.

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 for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 7, Page 401 and Volume 12, Page 188.

Right of Way to L & N Railroad as recorded in Volume 18, Page 306.

Right of Way to South Central Bell as recorded in Volume 342, Page 277; Real 188, Page 854 and Real 25, page 793.

Right of Way to Alabama Power Company as recorded in Volume 343, Page 920; Real 28, Page 762 and Real 28, Page 765.

Agreement recorded in Instrument 1996-21492.

Easement for Alabama Power Company as recorded in Instrument 1997-36126.

Agreement and easement for Common Area A as recorded in Instrument 1997-36126.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November, 2015.

Judith A. Dolce  
Judith A. Dolce

State of Alabama

JEFFERSON County } General Acknowledgment

James Preston Harris, III a Notary Public in and for the said County, in said State, hereby certify that Judith A. Dolce, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of November, 2015.

James Preston Harris, III  
Notary Public, State of Alabama

JAMES PRESTON HARRIS, III  
Printed Name of Notary

My Commission Expires: 3/21/2018



