

Send tax notice to:
RICHARD T. ELLEDGE, JR.
133 NARROWS POINT COURT
BIRMINGHAM, AL 35242

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

2016016

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand and 00/100 Dollars (\$182,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DANIEL LILIAC and LOREDANA CRETU, HUSBAND AND WIFE whose mailing address is: 332 Tusculum Rd Hoover AL 35244 (hereinafter referred to as "Grantors") by RICHARD T. ELLEDGE, JR. AND AMY ELLEDGE whose property address is: 133 NARROWS POINT COURT, BIRMINGHAM, AL, 35242 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 13, according to the Final Plat of Narrows Point, Phase 3, as recorded in Map Book 28, Page 120 A & B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2000-9755, in the Probate Office of Shelby County, Alabama (together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS AS SHOWN ON RECORDED MAP
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 154; DEED BOOK 123, PAGE 420 AND DEED BOOK 102, PAGE 181
4. EASEMENT TO GAS CORPORATION, AS RECORDED IN INSTRUMENT 2000-1818
5. DELCARATION OF PROTECTIVE COVENANTS AS RECORD IN INSTRUMENT 2000-9755; 1ST AMENDMENT RECORDED IN INST. NO 2000-17136; 2ND AMENDMENT RECORDED IN INST NO. 2000-36696; 3RD AMENDMENT RECORDED IN INST NO. 2001-38328; 4TH AMENDMENT RECORDED IN INST NO. 20020905000424180; 5TH AMENDMENT RECORDED IN INST. NO. 20021017000508250; 6TH AMENDMENT RECORDED IN INST NO. 20030716000450980; 7TH AMENDMENT RECORDED IN INST NO. 20050931000450840; 8TH AMENDMENT RECORDED IN INST NO. 20061031000537350; 9TH AMENDMENT RECORDED IN INST NO. 20061211000599540; 10TH AMENDMENT

- RECORDED IN INST NO. 20070607000266840; 11TH AMENDMENT
RECORDED IN INST NO. 20080711000280890.
6. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 2002-53072; INST NO. 20021003000479810; INSTRUMENT NO. 2001-47230 AND INST NO. 2002-4391.
 7. ASSIGNMENT OF DEVELOPMENT RIGHTS AND OBLIGATIONS FOR THE NARROWS, RECORDED IN INST NO. 2000-40514
 8. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INST. NO. 20040910000504405
 9. SANITARY SEWER AGREEMENT AS RECORDED IN INST. NO. 20121102000422250

\$178,703.00 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 29th day of January, 2016.

Daniel Liliac

DANIEL LILIAC

Loredana Cretu

LOREDANA CRETU



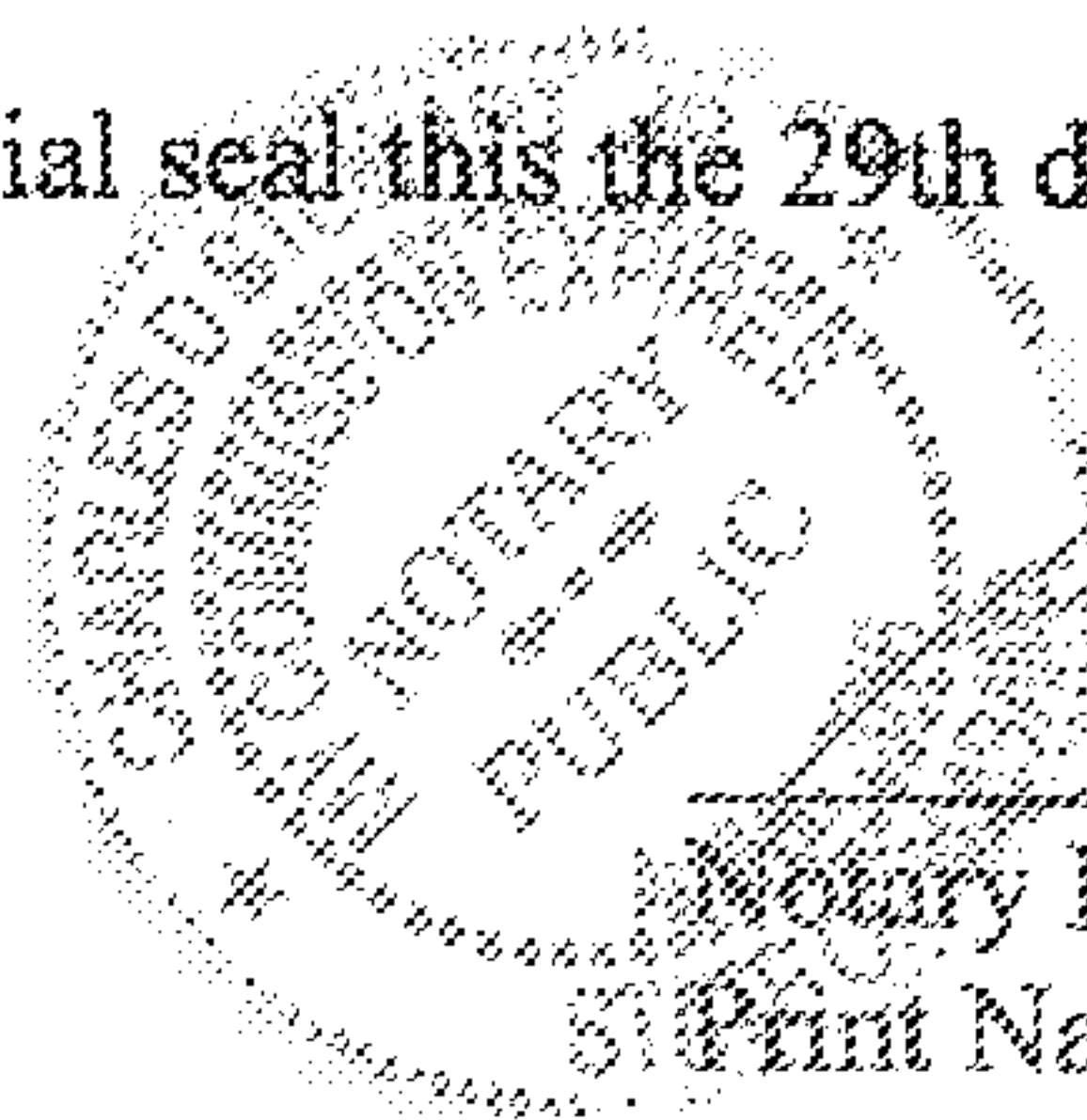
STATE OF ALABAMA
COUNTY OF SHELBY

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2016 02:23:26 PM
\$20.50 CHERRY
20160201000032640

James W. Fuhrmeister

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL LILIAC and LOREDANA CRETU 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 29th day of January, 2016.



Notary Public
Print Name: *Charles B. Smith*
Commission Expires: *4/30/16*