

Send tax notice to:
KAREN M. DOWDELL
599 UNION STATION PLACE
CALERA, AL. 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016087

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: PO BOX 612, HELENA, AL 35080 (hereinafter referred to as "Grantor") by KAREN M. DOWDELL whose property address is: 599 UNION STATION PLACE, 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 104, ACCORDING TO THE MAP OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
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.
3. Such state of facts as set forth in the Map of Union Station Phase II, as recorded in Map Book 41, Page 114, in the Judge of Probate Office of Shelby County, Alabama.
4. Right of way granted to Shelby County as set forth in Volume 211, Page 620, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 103, Page 170, Deed Book 136, Page 330, Deed Book 129, Page 451, Deed Book 205, Page 674, Instrument 20061212000602110, Instrument 20100415000115310 and Instrument 20110131000033080.
6. Right of way granted to Southern natural Gas Company as set forth in Deed Book 88, Page 564 and deed Book 90, Page 241, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument 20100415000115320 and Instrument 2010042000120250 and any amendment thereto, in the Probate Office of Shelby County, Alabama.
8. Misalignment of fence along the Wester, northerly and Southerly lot line as shown on survey of Robert F. Weimorts, Jr. dated January 2006.

\$127,546.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of February, 2016.

SIERRA BUILDING COMPANY, LLC

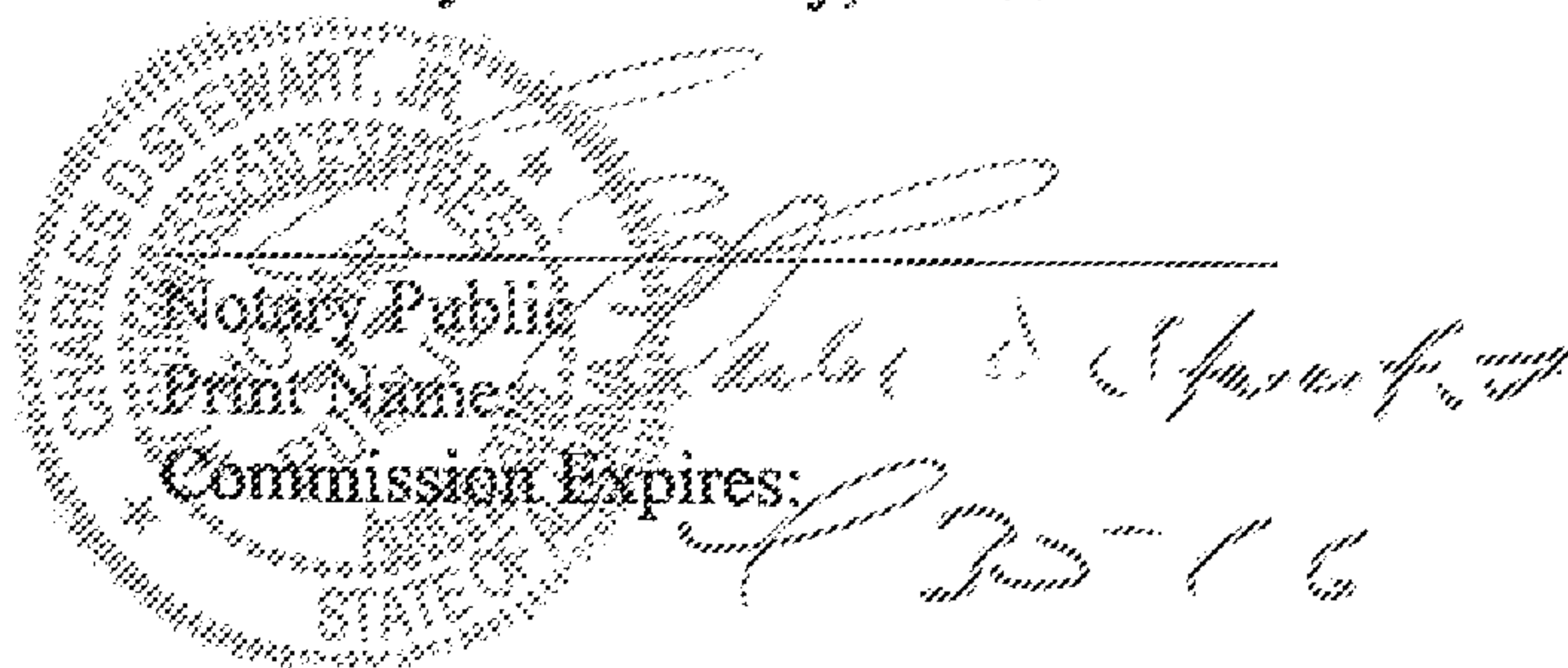
BY: BILLY GOSSETT

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 29th day of February, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 12:50:00 PM
\$19.50 CHERRY
20160302000066640