

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred eight thousand seven hundred fifty and no/100 Dollars (\$308,750.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Gary Jones and spouse, Judy T. Griffin Jones (**Grantors**) whose address is 201 Lake View Lane, Sylacauga, AL 35151 do hereby grant, bargain, sell and convey unto Michael A. Damsky (**Grantee**) whose address is 3212 Crossings Drive, Hoover, AL 35242, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 111, ACCORDING TO THE MAP AND SURVEY OF CALDWELL CROSSINGS, 2ND SECTOR, PHASE 5 AS RECORDED IN MAP BOOK 32, PAGE 103 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 3212 Crossings Drive, Hoover, AL 35242

Subject to:

Ad Valorem Taxes due October 1, 2016.

Articles of Incorporation of Caldwell Crossings Owners Association, Inc., as recorded in Instrument #2002-02380.

Easement to Alabama Power Company recorded in Instrument #20040204000057760.

Release of damages recorded in Instrument #2000-43395.

Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #2000-43395.

Easement for ingress and egress in Instrument #1997-20513.

Right-of-way to City of Hoover, AL recorded in Instrument #2000-40742; Instrument #2000-40741 and Instrument #2000-25988.

Right-of-way to Alabama Power Company recorded in Real Volume 142, page 148.

Right-of-way to Shelby County, Alabama recorded in Volume 233, page 700; Volume 216, page 29 and Volume 282, page 115.

Declaration of Protective Covenants, Conditions and Restrictions, recorded in Instrument #2000/2381; amended in Instrument #20020711000320730; Instrument #20021209000631570; Instrument #20030710000436650; Instrument #20031030000724220 and Instrument #20041220000693340.

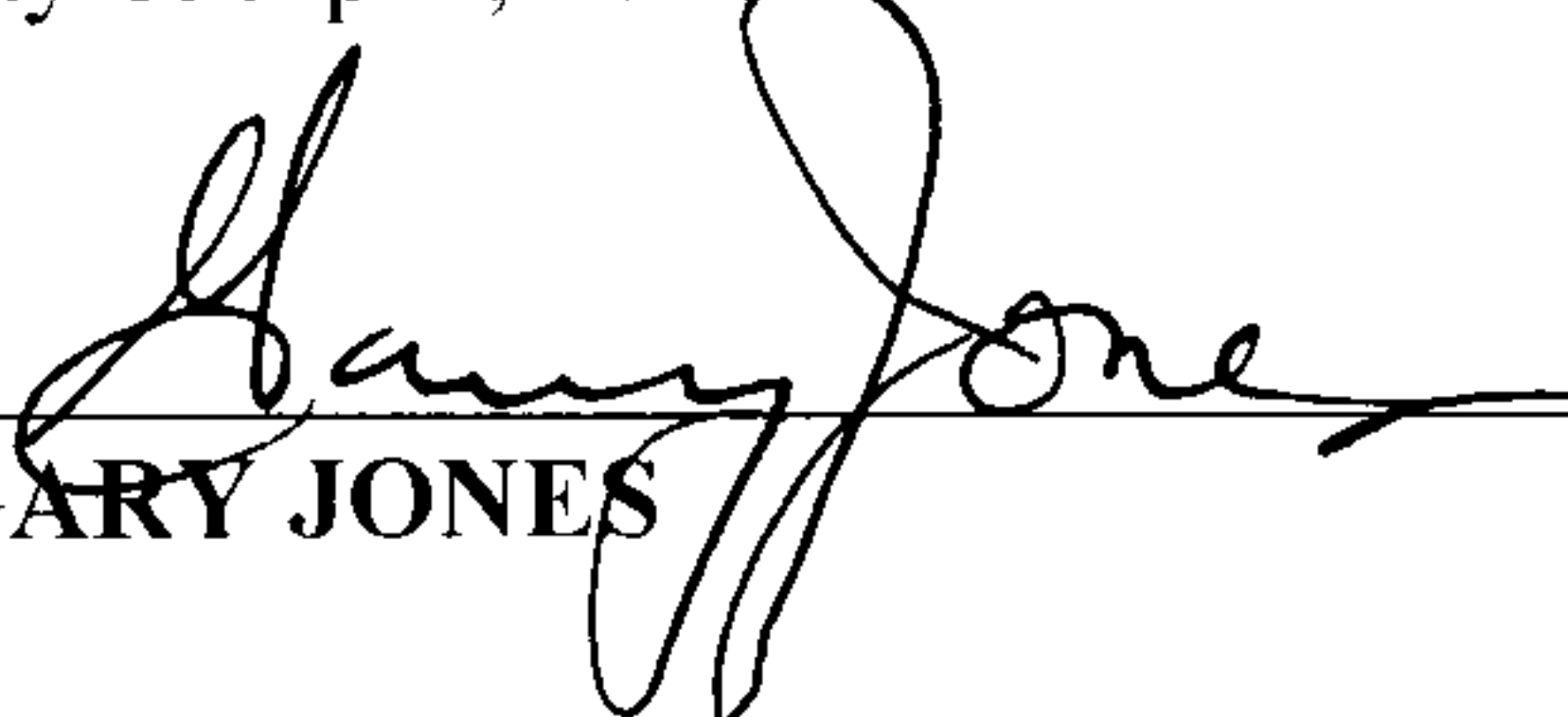
Public utility easements, including a 10' easement at rear, as shown on recorded map and survey of Phase Five, Caldwell Crossings, 2nd Sector recorded in Map Book 32, page 103 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals of whatsoever kind, subsurface and surface substances, 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 including those recorded in Instrument #2000-14348 and Instrument #2000-43395.

TO HAVE AND TO HOLD unto the said **Grantee** his heirs, successors and assigns forever.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 22nd day of April, 2016.

 SEAL
GARY JONES

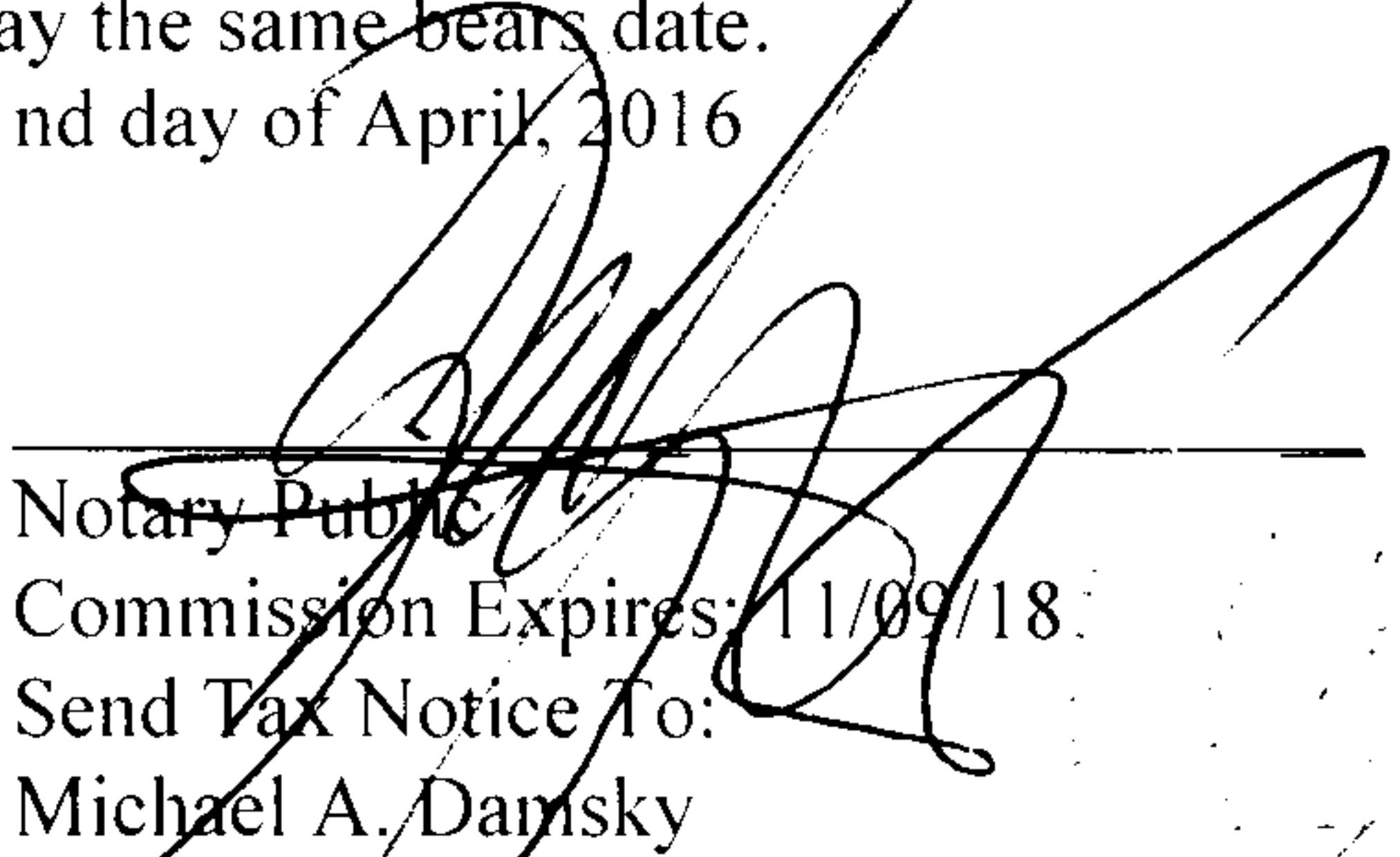
 SEAL
JUDY T. GRIFFIN JONES

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Gary Jones and spouse, Judy T. Griffin Jones whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22nd day of April, 2016

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400/File 216091


Notary Public
Commission Expires: 11/09/18
Send Tax Notice To:
Michael A. Damsky
3212 Crossings Drive
Hoover, AL 35242
#10-2-03-0-008-015.000