

Send tax notice to:
AUSTIN K. GRAVES
5362 HARVEST RIDGE LANE
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

2016177

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand Nine Hundred and 00/100 Dollars (\$235,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, REBECCA KRINER, AN UNMARRIED WOMAN whose mailing address is: 5 Patterson Park, Farmington, Ct 0 (hereinafter referred to as "Grantors") by AUSTIN K. GRAVES AND STEPHANIE GRAVES whose property address is: 5362 HARVEST RIDGE LANE, 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 73, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, 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 YET 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 FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 40, PAGE 265 AND DEED BOOK 32, PAGE 306.
3. BUILDING SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 9, PAGE 27
4. EASEMENTS AS SHOWN ON RECORDED PLAT
5. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN DOCUMENT RECORDED IN MISC. BOOK 58, PAGE 486 AND REAL BOOK 132, PAGE 530.
6. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 5, PAGE 155.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 7, PAGE 830 AND MISC BOOK 48, PAGE 880
8. EASEMENT TO UNDERGROUND CABLES AS RECORDED IN REAL BOOK 7, PAGE 833

\$224,105.00 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 13th day of May, 2016.

Rebecca Kriner
REBECCA KRINER



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2016 01:21:02 PM
\$29.00 CHERRY
20160517000168250

James W. Fuhrmeister

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REBECCA KRINER 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 13th day of May, 2016.

James W. Fuhrmeister
Notary Public
Print Name: James W. Fuhrmeister
Commission Expires 0-2-20