

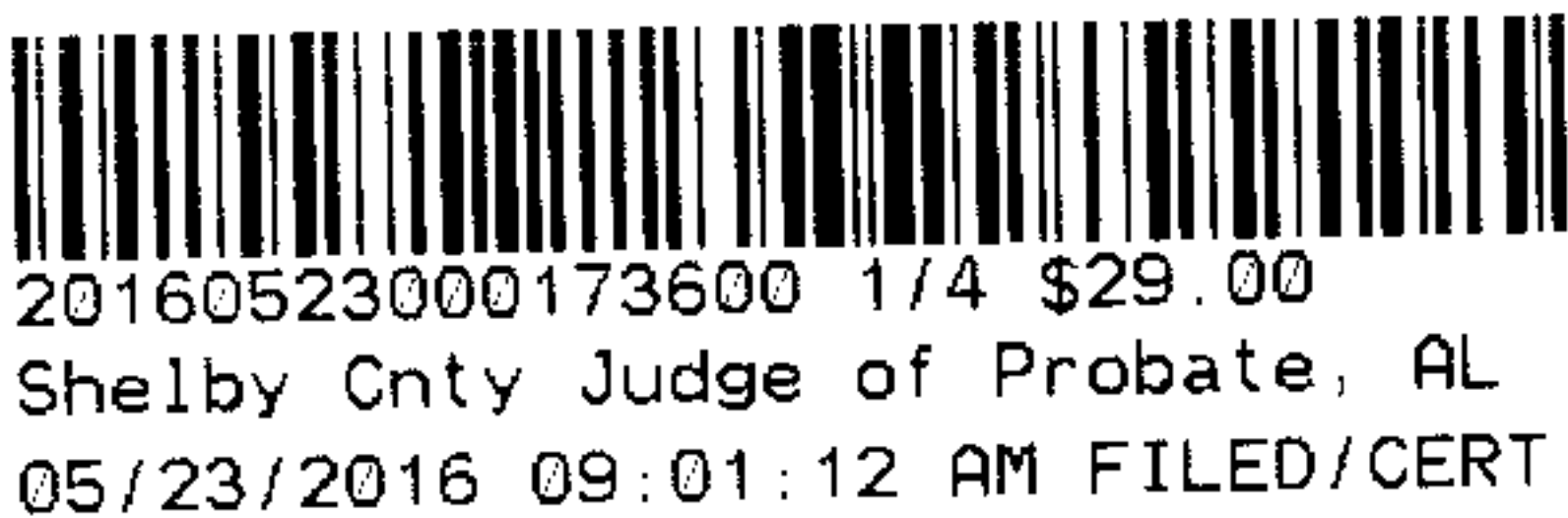
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
ERICA STANFORD
PO Box 390335
Denver, CO 80239

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ERICA STANFORD, an unmarried woman, MARVIN KEITH DOOLEY, a married man, and ERSULA STANFORD, a married woman, as the heirs-at-law of Carrie S. Dooley, deceased on or about February 25, 2016 (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto ERICA STANFORD, MARVIN KEITH DOOLEY and ERSULA STANFORD (herein referred to as Grantees), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 92-B, according to the Resurvey of Lot 92-A, amended Map of a Resurvey of Lots 91 and 92 of Greystone Village, Phase I, as recorded in Map Book 20, Page 74, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. *Ad valorem taxes due and payable October 1, 2016.*
2. *15 foot Easement on east, as shown by recorded map.*
3. *Easement on West of undetermined width as shown by recorded Map.*
4. *Release of Damages as shown by deed recorded in Instrument 1995/28541, in the Probate Office of Shelby County, Alabama.*
5. *Building setback line as shown by Restrictive Covenants recorded in Instrument 1994/12222, as amended and recorded in the Probate Office of Shelby County, Alabama.*
6. *Public easements as shown by recorded plat, including a 7.5 foot on the Easterly side and an 8.5 foot on the westerly side of lot.*
7. *Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 109, page 501, Deed Book 109, page 500, Deed Book 109, page 505 A&B and Deed Book 239, page 214 in the Probate Office of Shelby County, Alabama.*
8. *Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, page 294, Deed Book 60, page 260 and Deed Book 4, pages 493 and 495 in the Probate Office of Shelby County, Alabama.*
9. *Rights of riparian owners in and to the use of Butterfly Lake as shown by the Restrictive Covenants.*
10. *Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument in Map Book 18, page 9, in the Probate Office of Shelby County, Alabama.*
11. *Rights of others to use Hugh Daniel Drive as described in Instrument recorded in Deed Book 301, page 799 in the Probate Office of Shelby County, Alabama.*
12. *Covenants and Agreement for Water Service as set out in agreement recorded in Real 235, page 574 as set out in Instrument 1993/20840 in the Probate Office of Shelby County, Alabama.*

13. *Amended and Restated Restrictive Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama.*
14. *Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 1994/12222 and 1st Amendment recorded in Instrument 1995/16397 with Articles of Incorporation of Greystone Village Homeowners as Instrument 1993/20847 in the Probate Office of Shelby County, Alabama.*
15. *Agreement between Daniel Oak Mountain Limited Partnership, and Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545 in the Probate Office of Shelby County, Alabama.*
16. *Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties as recorded in Instrument 1993/22440, in the Probate Office of Shelby County, Alabama.*
17. *Sewer line easement recorded in Instrument 1995/4394 and Map Book 19, page 96 and Instrument 1995/5672 in the Probate Office of Shelby County, Alabama.*
18. *Second Amendment to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 1996/08823 in the Probate Office of Shelby County, Alabama.*

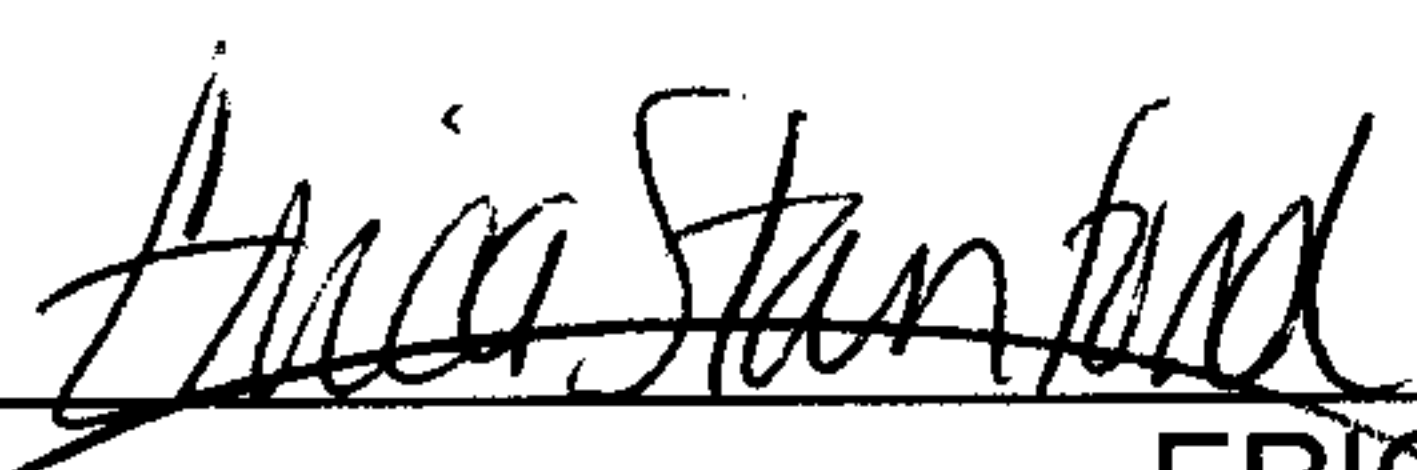
THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREIN ABOVE NAMED GRANTORS, MARVIN KEITH DOOLEY AND ERSULA STANFORD, AND THEIR SPOUSES.

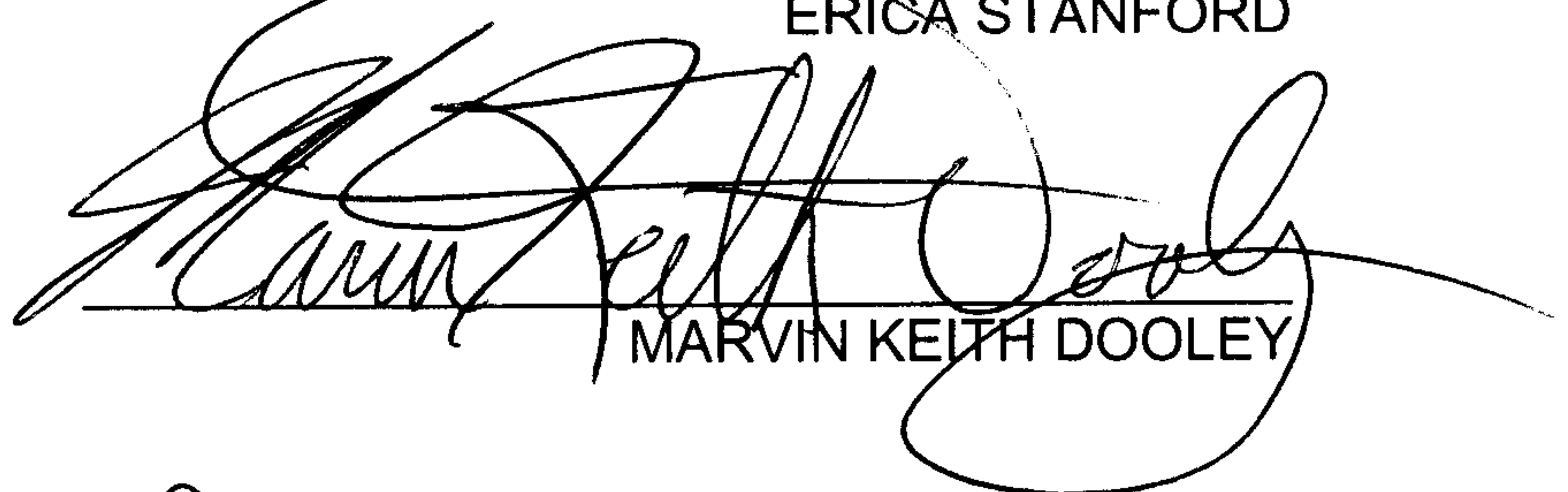
THE HEREIN ABOVE NAMED GRANTORS CONSTITUTE ALL OF THE HEIRS AT LAW OF CARRIE S. DOOLEY WHO DIED INTESTATE ON OR ABOUT FEBRUARY 25, 2016.

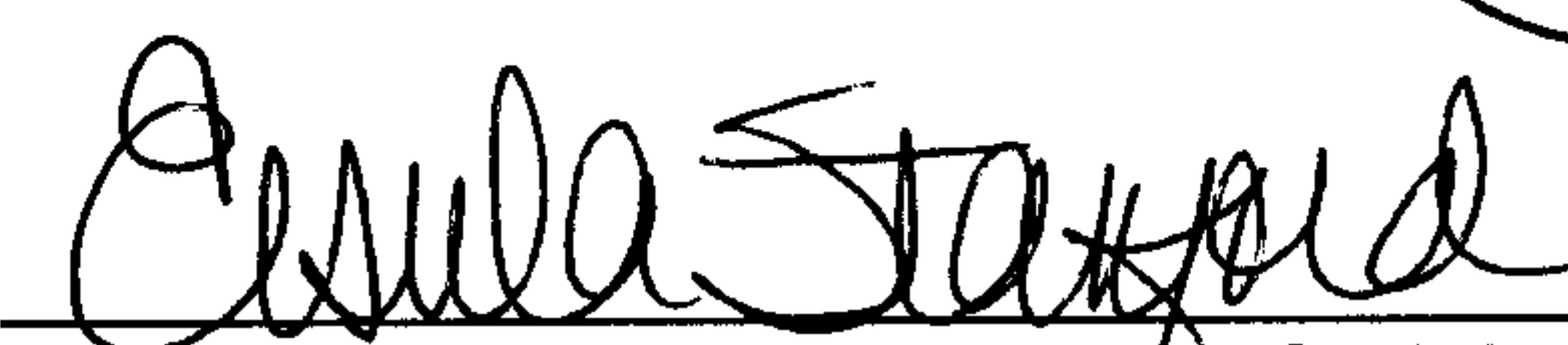
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 22nd day of May, 2016.


ERICA STANFORD


MARVIN KEITH DOOLEY

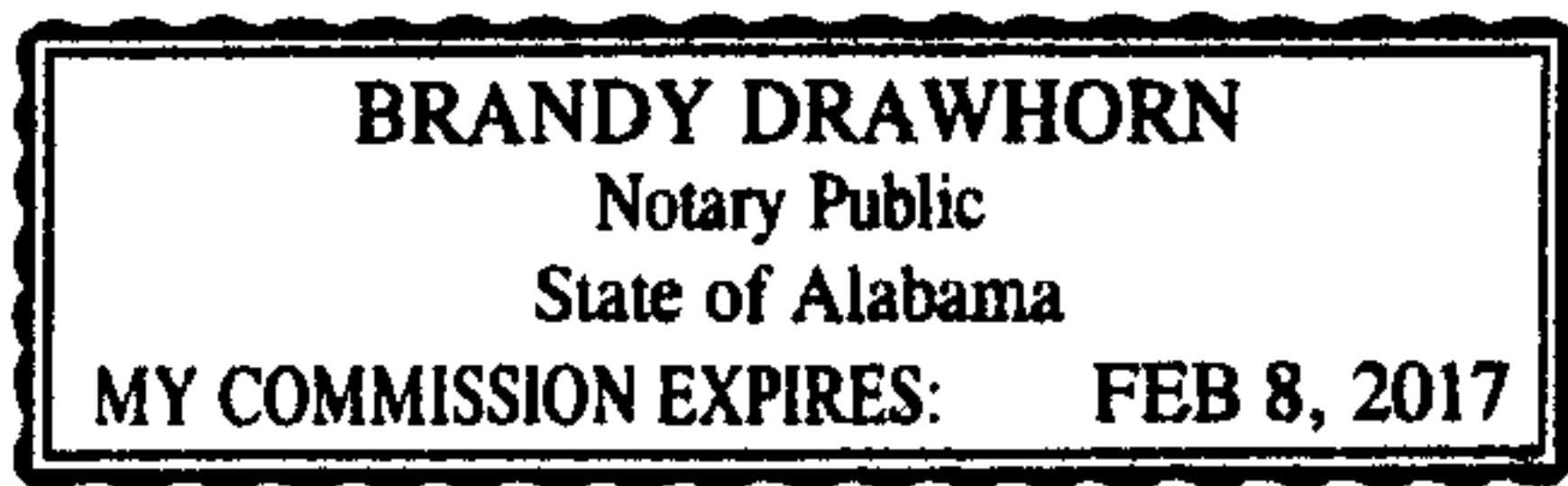

ERSULA STANFORD

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160523000173600 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
05/23/2016 09:01:12 AM FILED/CERT

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ERICA STANFORD, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2016.

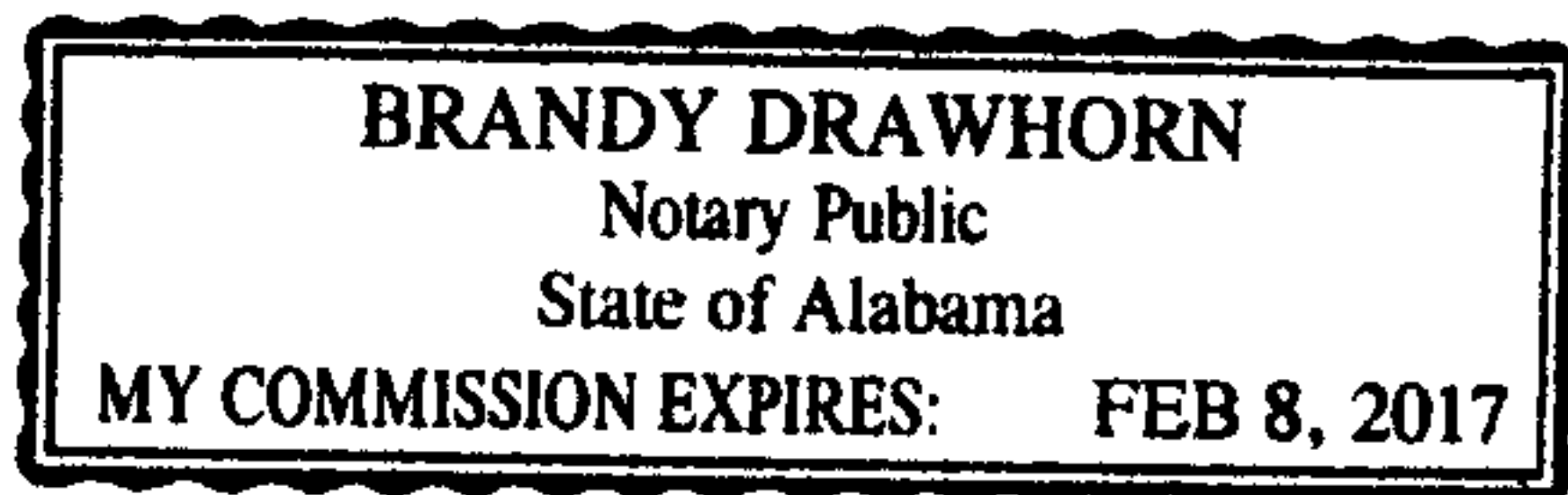


Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 2/8/17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARVIN KEITH DOOLEY, a married man, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2016.

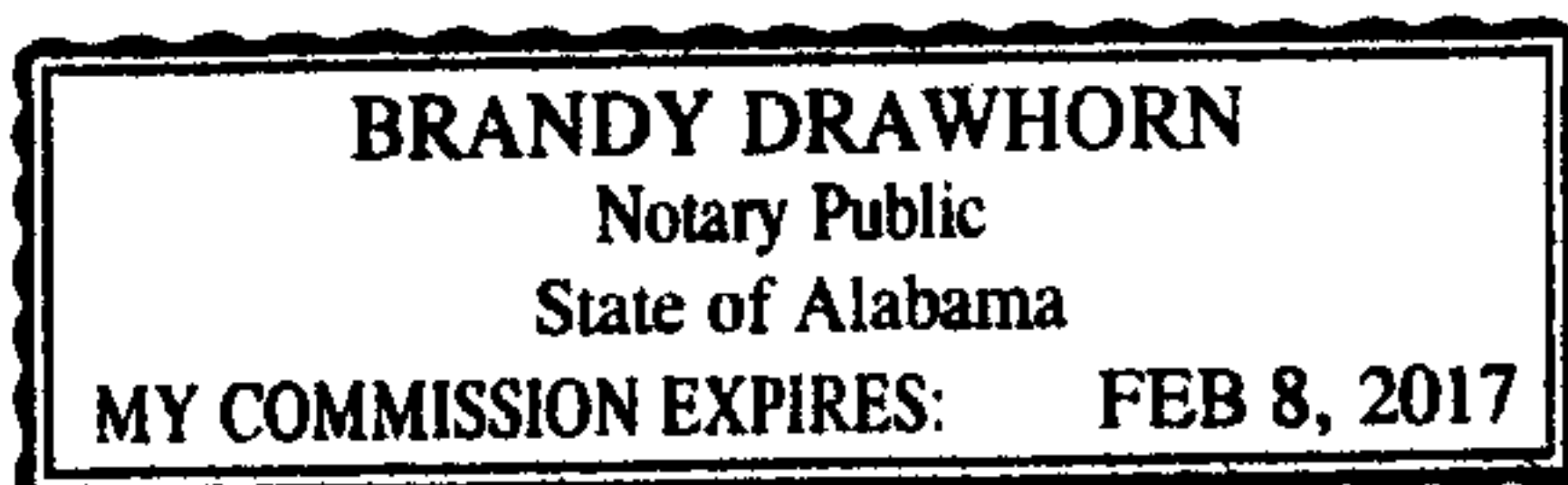


Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 2/8/17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ERSULA STANFORD, a married 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2016.



Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 2/8/17

Grantor's Name:
ERICA STANFORD
MARVIN KEITH DOOLEY
ERSULA STANFORD

Mailing Address:
Erica Stanford
PO Box 390835
Denver, CO 80239

Property Address:
345 AMHERST DRIVE
BIRMINGHAM, AL 35242


☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name:
ERICA STANFORD
MARVIN KEITH DOOLEY
ERSULA STANFORD

Mailing Address:
Erica Stanford
PO Box 390835
Denver, CO 80239

Date of Sale: May 22, 2016
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$208,000

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessor


20160523000173600 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
05/23/2016 09:01:12 AM FILED/CERT