

Send tax notice to:
JAMES WENDELL COFER
4125 GUILFORD ROAD
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

2016342

WARRANTY DEED

20160614000205560
06/14/2016 01:05:19 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand and 00/100 Dollars (\$194,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KATHRYN E. DAMRON, a single individual, whose mailing address is: 41716 Woodings Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by JAMES WENDELL COFER and JOANNE WALLACE COFER whose property address is: 4125 GUILFORD CIRCLE, 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 128-A, according to a Resurvey of Lots 125-129, Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 23, Page 21, 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. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto.
3. Set back lines and easements as shown on recorded map.
4. Easement referred to in Volume 4450, Page 5
5. Right of Way to Alabama Power Company recorded in Inst. No. 1997-19421.
6. Easement to Shelby County recorded in Inst. No. 1994-21963.
7. Restrictions recorded in Misc. Book 12, Page 845, amended in Misc. Book 15, Page 845; Misc. Book 12, Page 852 and Misc. Book 15, Page 840.
8. Greystone Farms Community Center Property Declaration of covenants, conditions and restrictions in Inst. No. 1995-16403.
9. Reciprocal easement agreement in Inst. No. 1995-16400.
10. Easement to BellSouth Telecommunications recorded in Inst. No. 1995-7422.
11. Right of way to Birmingham Water works as recorded in Inst. No 1995-11647.
12. Development Agreement in Inst. No. 1994-22318.
13. Covenants and agreement for water service in Book 235, Page 574 and modified in Inst. No. 1992-20786 and Inst. No. 1993-20840.
14. Shelby Cable Agreement in Book 350, Page 545.
15. Amended and restate restrictive covenants in Book 265, Page 96.
16. Restrictive covenants and Grant of Land Easement in Inst. No. 1997-19421.
17. Restrictions appearing of record in Inst. No. 1995-16401 and amended in Inst. No. 1996-1432 and Inst. No. 1996-21440.

18. Title to minerals within and underlying the premised, together with all mining rights and other rights, privileges , immunities and release of damages relating thereto as recorded in Deed Book 121, Page 294 and Deed Book 60, Page 260.
19. Release of damages as set out in Inst. 1997-7004.

\$155,200.00 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.

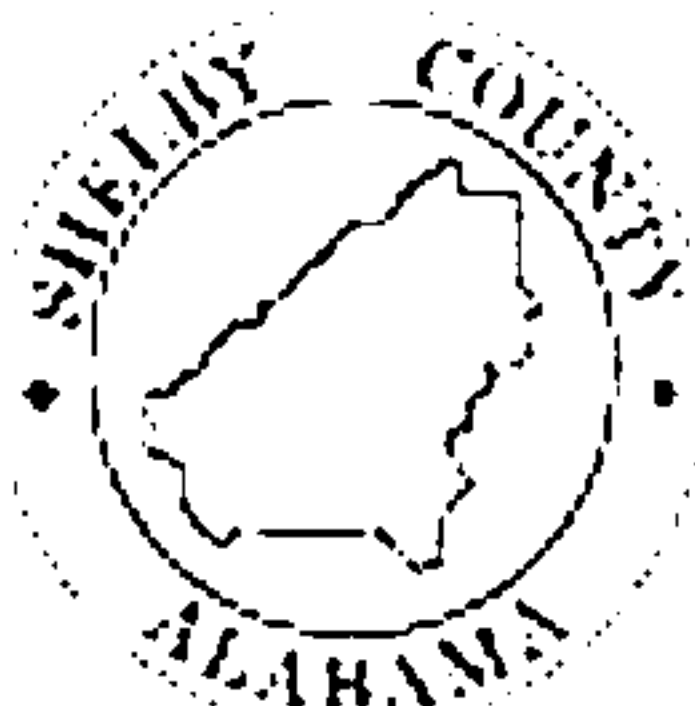
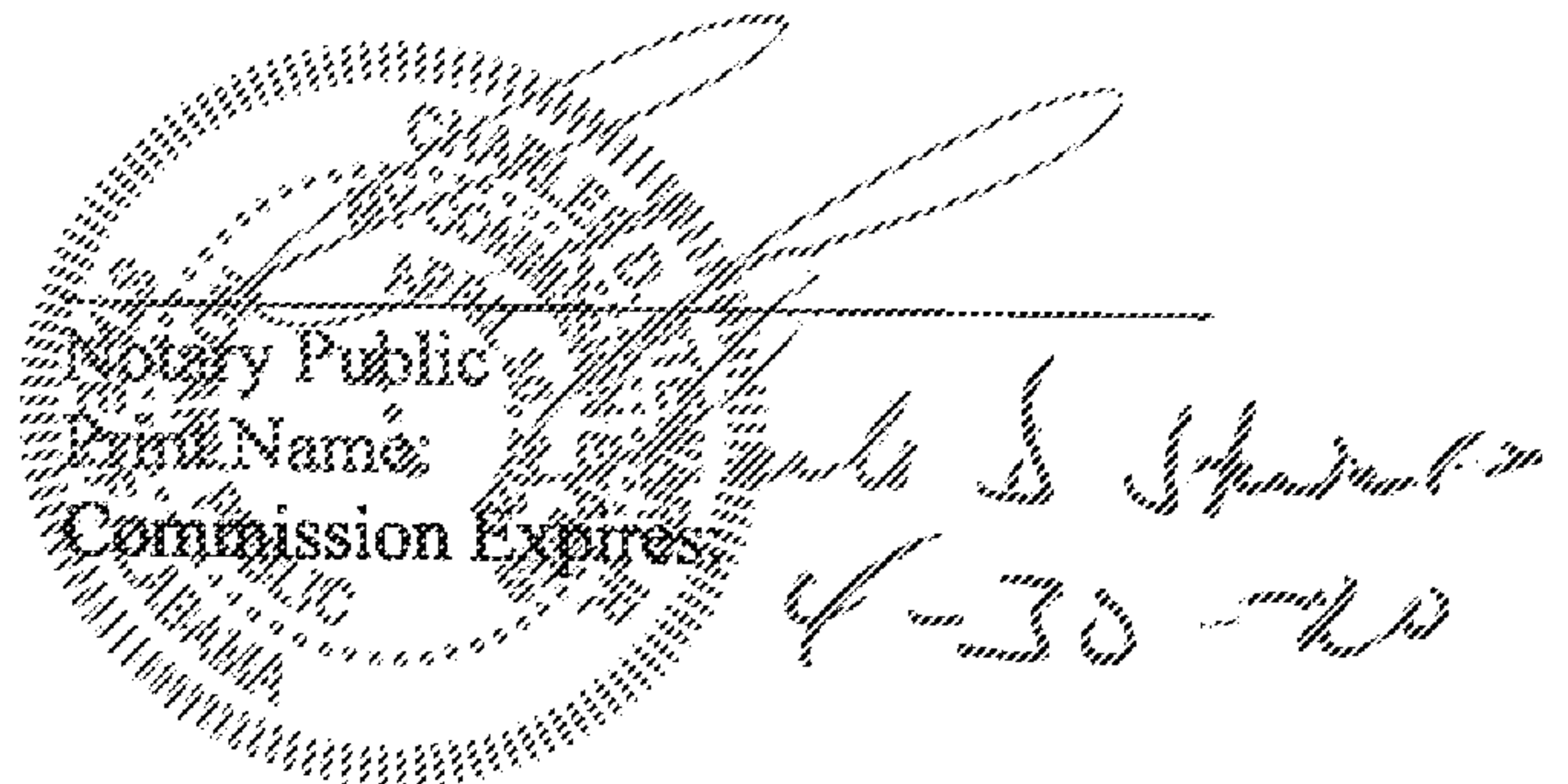
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of June, 2016.


KATHRYN E. DAMRON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHRYN E. DAMRON 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 10th day of June, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2016 01:05:19 PM
\$56.00 CHERRY
20160614000205560

