

Grantor: Joseph A. Ray 1487 Paradise Cove Lane Wilsonville, AL 35186	Property Address: 1092 Paradise Cove Lane Wilsonville, AL 35186
Grantee: Gail Crabtree 1092 Paradise Cove Lane Wilsonville, AL 35186	Date of Sale: June 24, 2016
	Total Purchase Price: \$255,000.00
	Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gail Crabtree
1092 Paradise Cove Lane
Wilsonville, AL 35186

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Two Hundred Fifty-Five Thousand and No/100, (\$255,000.00) DOLLARS, in hand paid to the undersigned, Joseph A. Ray, a single man (hereinafter referred to as "GRANTOR"), by Gail Crabtree, a married woman, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 14, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2016, which are not yet due and payable.
2. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions appearing of record in Shelby Real 365, Page 667, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Easement to Alabama Power Company recorded in Instrument 1992-11229, in the Probate Office of Shelby County, Alabama.
6. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
7. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of any body of water.
8. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 133, Page 281, Deed Book 143, Page 444 and Deed Book 213, Page 346 in the Probate Office of Shelby County, Alabama.
9. Flood right to Alabama Power Company, as recorded in Deed Book 241, Page 838 and Deed Book 246, Page 714, in the Probate Office of Jefferson County, Alabama.
10. Mineral and mining rights and rights incident thereto recorded in Deed Book 330, Page 855 and Deed Book 337, Page 673, in the Probate Office of Shelby County, Alabama.

10. Mineral and mining rights and rights incident thereto recorded in Deed Book 330, Page 855 and Deed Book 337, Page 673, in the Probate Office of Shelby County, Alabama.
11. Right of way to South Central Bell Telephone Company, recorded in Deed Book 343, Page 766, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for himself, his heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, the said GRANTOR, Joseph A. Ray, has hereto set his signature and seal this 24 day of June, 2016.



Joseph A. Ray
GRANTOR

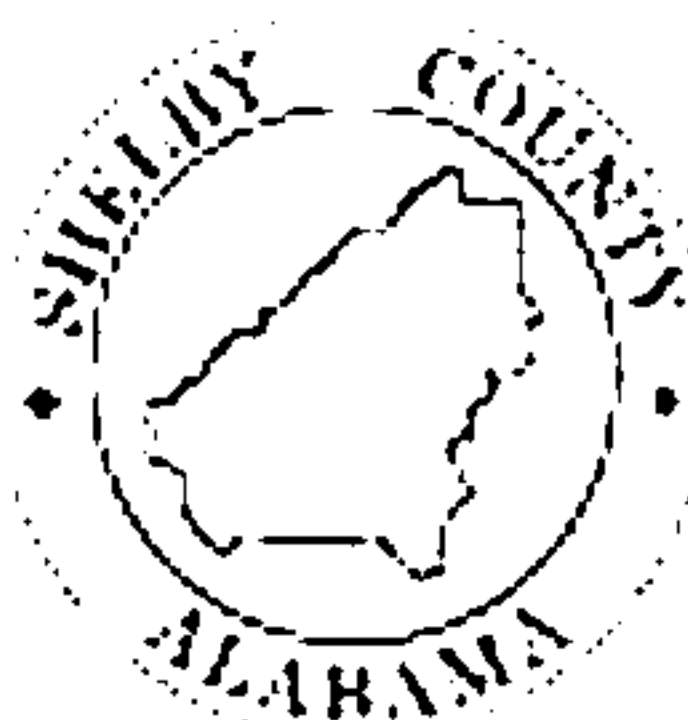
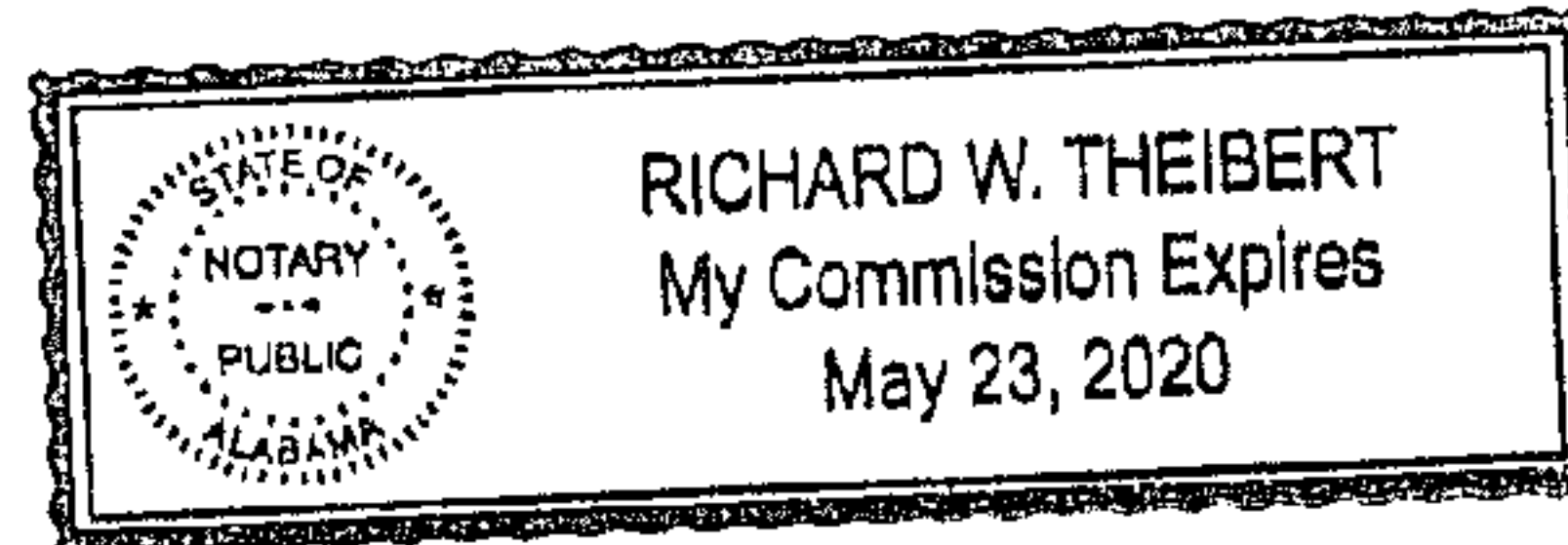
(SEAL)

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joseph A. Ray, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2016.

Notary Public
My Commission Expires: 5.23.20



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2016 03:02:32 PM
\$19.00 CHERRY
20160705000232570**

John F. Kennedy