

Send tax notice to:
KEVIN C. WOOD
2109 EAGLE RIDGE DRIVE
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

2016666

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DUSTIN GWIN, AN UNMARRIED MAN **whose mailing address** is: 226 Courtside Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors") by KEVIN C. WOOD **whose property address** is: 2109 EAGLE RIDGE DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.

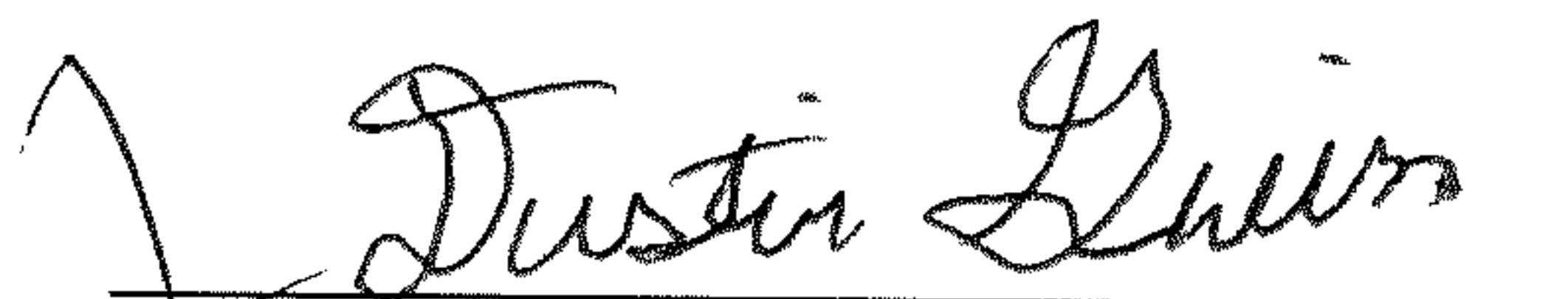
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Building Setback line of 25 feet reserved from Eagle Ridge Drive, 25 feet along the rear and 10 feet on the northeasterly side, as shown per plat.
3. Utility easements as shown by recorded plat, including, 7.5 feet on the northeasterly side.
4. Restrictions, covenants, and conditions as set out in Inst. No. 20030530000335780, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Restrictions, limitations and conditions as set out in Plat Book 30, page 133, in the Probate Office of Shelby County, Alabama.
6. Easement(s) granted to Alabama Power Company as set out in Real 220, page 521 and 532, Real 207, page 380, and Inst. No. 20040910000505460, in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 553, in Probate Office.
8. Drainage and Flowage Easement as set out in Real 67, page 940, in Probate Office.
9. Agreement concerning electric service to NCNB/Brook Highland as set out in Real 306, page 119, in Probate Office.
10. Terms, conditions and restrictions in Grading Easement from Crossbridge Church of Christ to Mulkey Development & Investment Corp., dated March 26, 2001, as recorded in Inst. No. 2001-16285, in Probate Office.
11. Restrictions and Agreements as set out in Inst. No. 2000-16172, in Probate Office.

\$189,000.00 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.

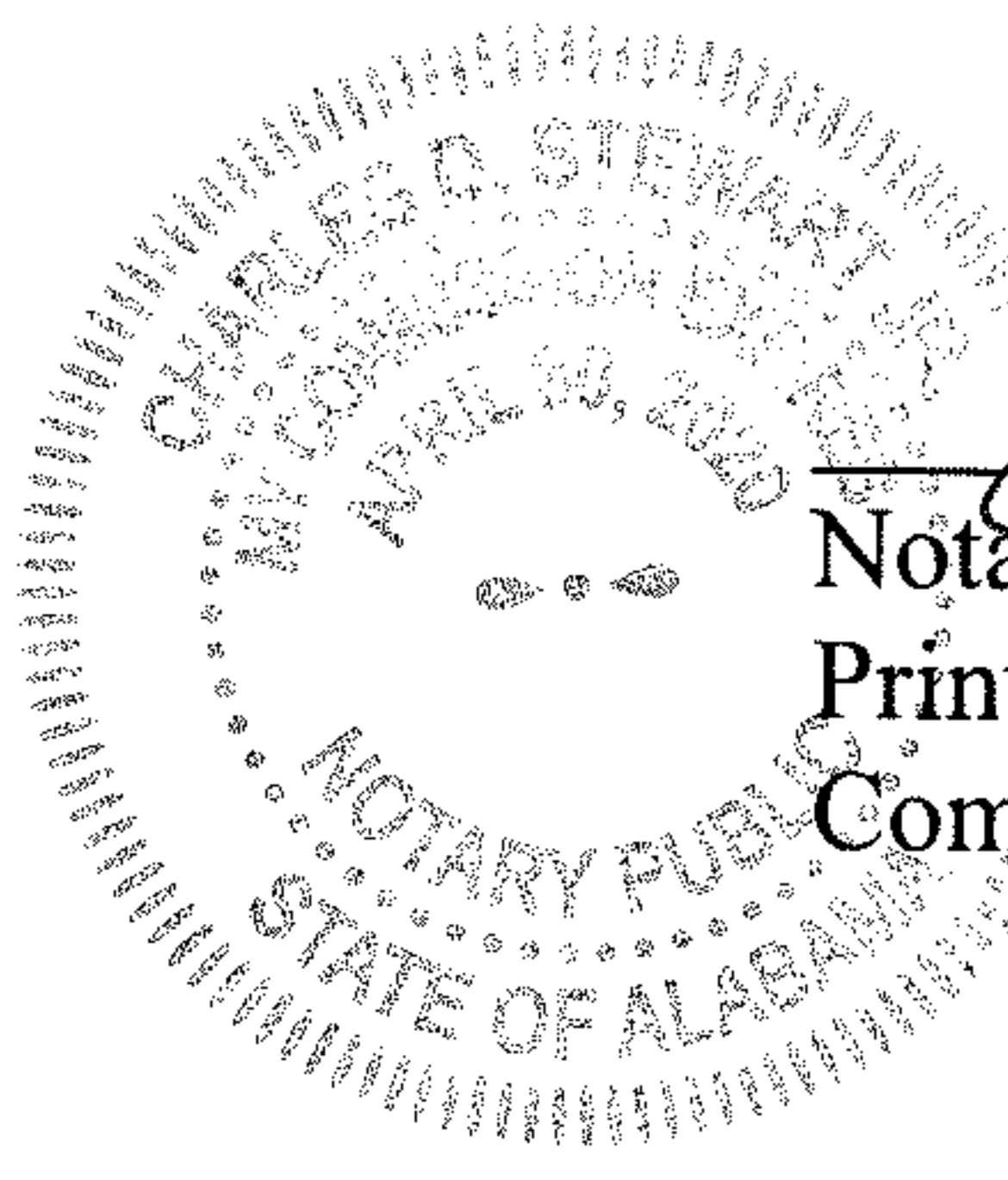
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of October, 2016.

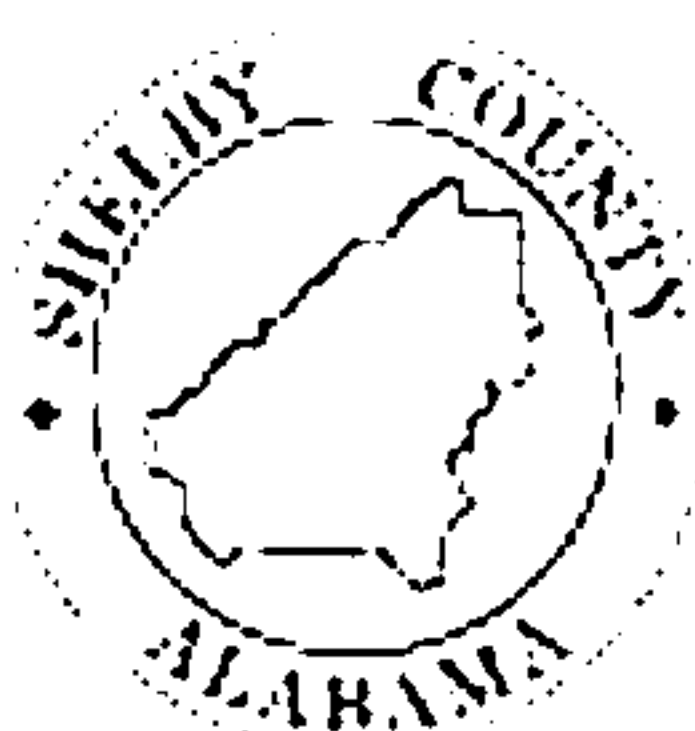

DUSTIN GWIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUSTIN GWIN 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 31st day of October, 2016.


Notary Public
Print Name: Charles O. Stewart, Jr.
Commission Expires: 4-10-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:13:52 PM
\$39.00 CHARITY
20161102000403400

