

Send tax notice to:
GREGORY ORR
110 CONNEMARA TRAIL
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

2016625

WARRANTY DEED

**20161115000420710
11/15/2016 01:56:41 PM
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy-Five Thousand and 00/100 Dollars (\$875,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DON MORGAN, a single individual **whose mailing address** is: 141 SHOAL RIDGE DRIVE, LEEDS, AL 35094 (hereinafter referred to as "Grantors") by GREGORY ORR and DONNA J. ORR **whose property address** is: 110 CONNEMARA TRAIL, 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 39, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE TWO, AS RECORDED IN MAP BOOK 31, PAGE 28 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE 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. 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Right(s) of Way(s) granted to Alabama Power Company as recorded in Deed Book 103, Page 426; Deed Book 82, Page 205; Deed Book 134, Page 16; Deed Book 82, Page 2013; Deed Book 114, Page 12, Deed Book 103, Page 473, Deed Book 138, Page 326; Deed Book 138, Page 327, Deed Book 86, Page 553; Deed Book 223, Page 108; Deed Book 103, Page 471; Deed Book 133, Page 363; Deed Book 138, Page 459; Instrument No. 2015047000110680 and Instrument No. 2002-18713 in the Probate Office and on survey by William D. Callahan, Jr. Dated April 16, 2014.
4. Rights of others in and to use the easement as described on the survey of William D. Callahan, Jr. Dated April 16, 2014 together with the responsibility for 1/11th of the cost of maintenance of said easement.
5. Transmission line running through property as shown on the survey of William D. Callahan, Jr. dated April 16, 2014.
6. Building use and restrictions as recorded in the Probate Office of Shelby County, Alabama.

County, Alabama.

7. Right(s) of Way(s) granted to Birmingham City Water Works and Sewer Board to the City of Birmingham by instrument recorded in Instrument No. 2003-49484 & Instrument No. 2002-33551.
8. Restrictions appearing of record in Instrument No. 20010-5954 as amended and restated in Instrument No. 2001-12016 together with Articles of Incorporation of Stonegate Farms Property Owners Association, Inc. recorded in Instrument No. 2001-5955.
9. Agreement as set out in Instrument No. 1993-8221 in the Probate Office
10. Terms, conditions, reservations and restrictions contained in the agreement dated 03/19/1993 by and between "Smyer" and Shelby Lake Corporation as set out in Instrument No. 1993-8110, in said Probate Office.
11. Easement and Use Restrictions Agreement recorded as Instrument No. 2001-2969, in said Probate Office.
12. Options agreement by and between Ingrid France Smyer-Dubrow: Harold L. Smyer, Jr.; SW Smyer, III and SW Smyer, Jr (Hollybrook Owners) and Stonegate Farms, LLC recorded as Instrument No. 2001-2970, in said Probate Office.
13. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 2002-18715 & Instrument No. 2002119000577440, in said Probate Office.
14. The use of others of nonexclusive easement to use the Development Roads as more particularly defined and described in the Covenants.
15. Right of way granted to Alabama Power Company as set out in Deed Book 176, Page 381; Deed Book 185, Page 475; Deed Book 15, Page 899; Deed Book 148, Page 18; Deed Book 182, Page 326; Deed Book 184 Page 172; Deed Book 138, Page 301; Deed Book 240, Page 444; Deed Book 321, Page 269; Deed Book 331, Page 840; Deed Book 310, Page 991; Deed Book 242, Page 148; Deed Book 180, Page 35; Instrument No. 2002-8798 & Instrument No. 20050805000400250.
16. Release of damages as set out in Instrument No. 1993-2746.
17. Riparian or water rights, claims or title to water whether or not shown by public records.

\$700,000.00 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 10th day of November, 2016.

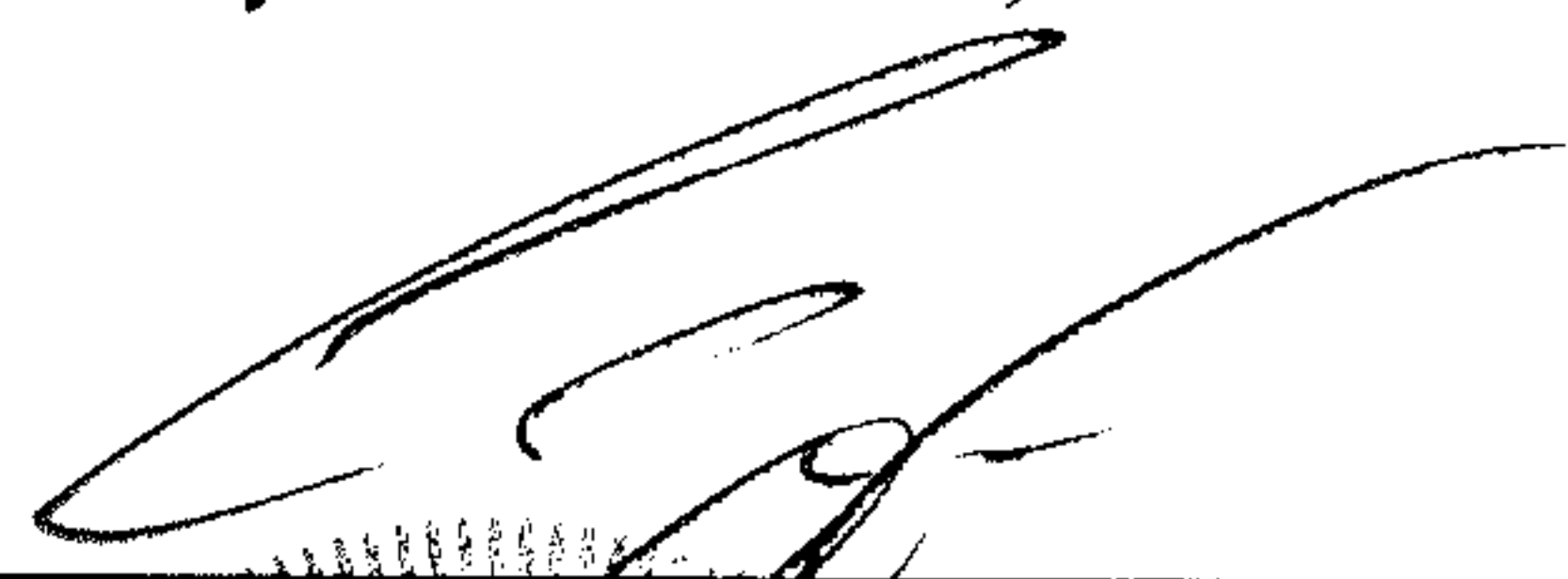
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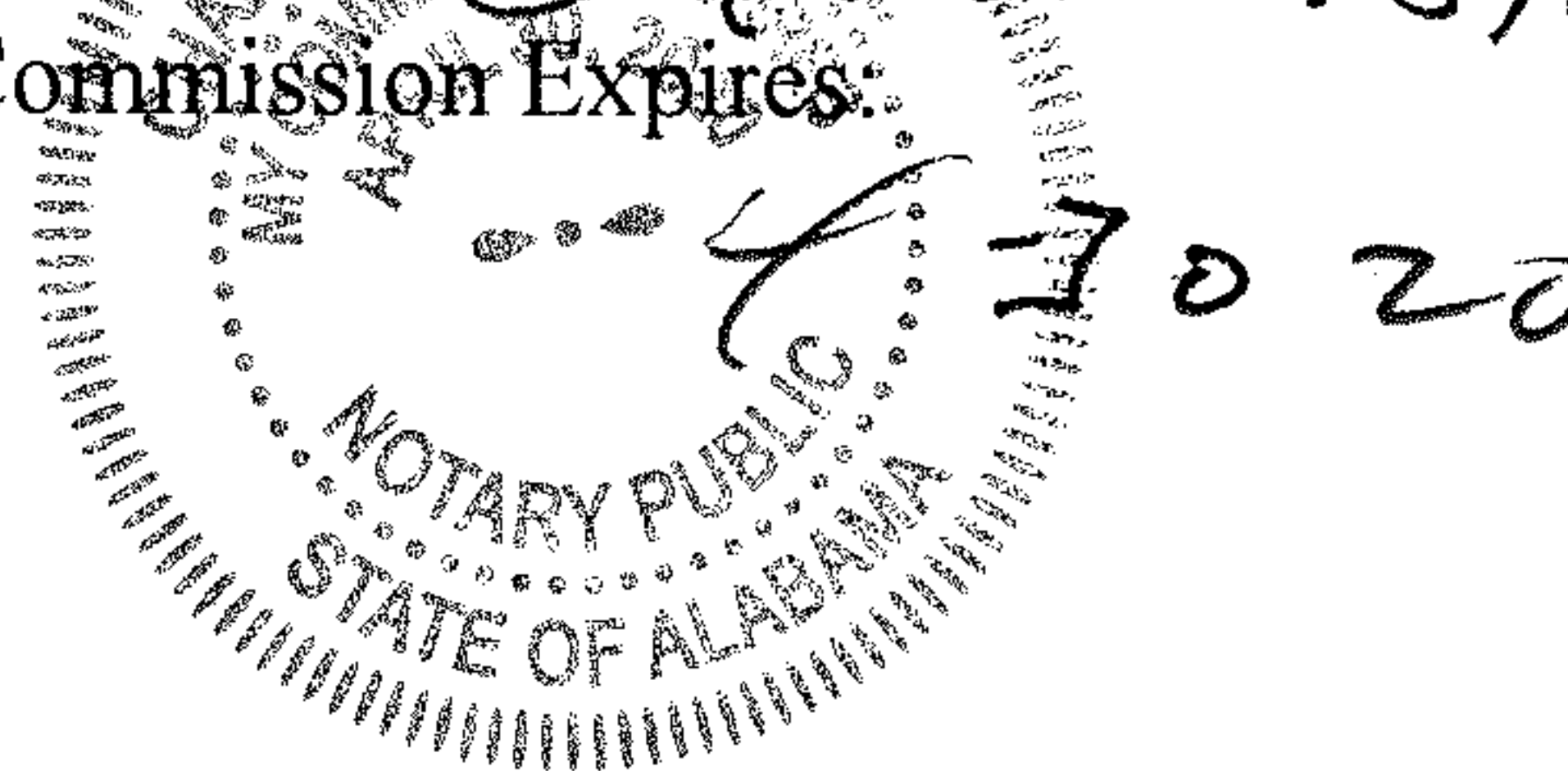

DON MORGAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DON MORGAN 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 November, 2016.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/15/2016 01:56:41 PM
\$196.00 CHERRY
20161115000420710

