

Send tax notice to:
RANDALL E. BISHOP
1004 LAKE SHADOWS DRIVE
HOOVER, AL, 35244

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

2016753

20170201000038880
02/01/2017 10:22:06 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Sixty Thousand and 00/100 Dollars (\$960,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LAYLA M. MOUSTAPHA, AN UNMARRIED WOMAN **whose mailing address** is: 2721 Watkins Glen Dr Vestavia AL 35216 (hereinafter referred to as "Grantors") by RANDALL E. BISHOP and BRENDA T. BISHOP **whose property address** is: 1004 LAKE SHADOWS DRIVE, HOOVER, AL, 35244 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 7, according to the survey of Southlake, a residential subdivision, as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

Layla M. Moustapha is the surviving grantee of that certain Deed recorded in Book 214, Page 574 on November 21, 1988, in the Probate Office of Shelby County, Alabama. The other grantee, Ismail F. Moustapha, is deceased having died on or about August 5, 2009.

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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121, PAGE 294, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR EXTRACTION OF SUCH MINERALS.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 114, PAGE 134 AND REAL 160, PAGE 663.
5. EASEMENT GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 207, PAGE 366.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 160, PAGE 672 AND REAL 182, PAGE 1.
7. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY FRONTS ON INDIAN VALLEY LAKE.
8. NOTICE OF PERMITTED LAND USES SET OUT IN REAL 160, PAGE 492.

9. RESTRICTIONS APPEARING OF RECORD IN REAL 160, PAGE 495.
10. TERMS AND CONDITIONS AS SET OUT IN ARTICLES OF INCORPORATION OF SOUTHLAKE RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN BOOK 034, PAGE 530, TOGETHER WITH ALL RULES AND REGULATIONS PROMULGATED PURSUANT THERETO OR WHICH MAY BE IMPOSED FROM TIME TO TIME BY ASSOCIATION.

\$768,000.00 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.

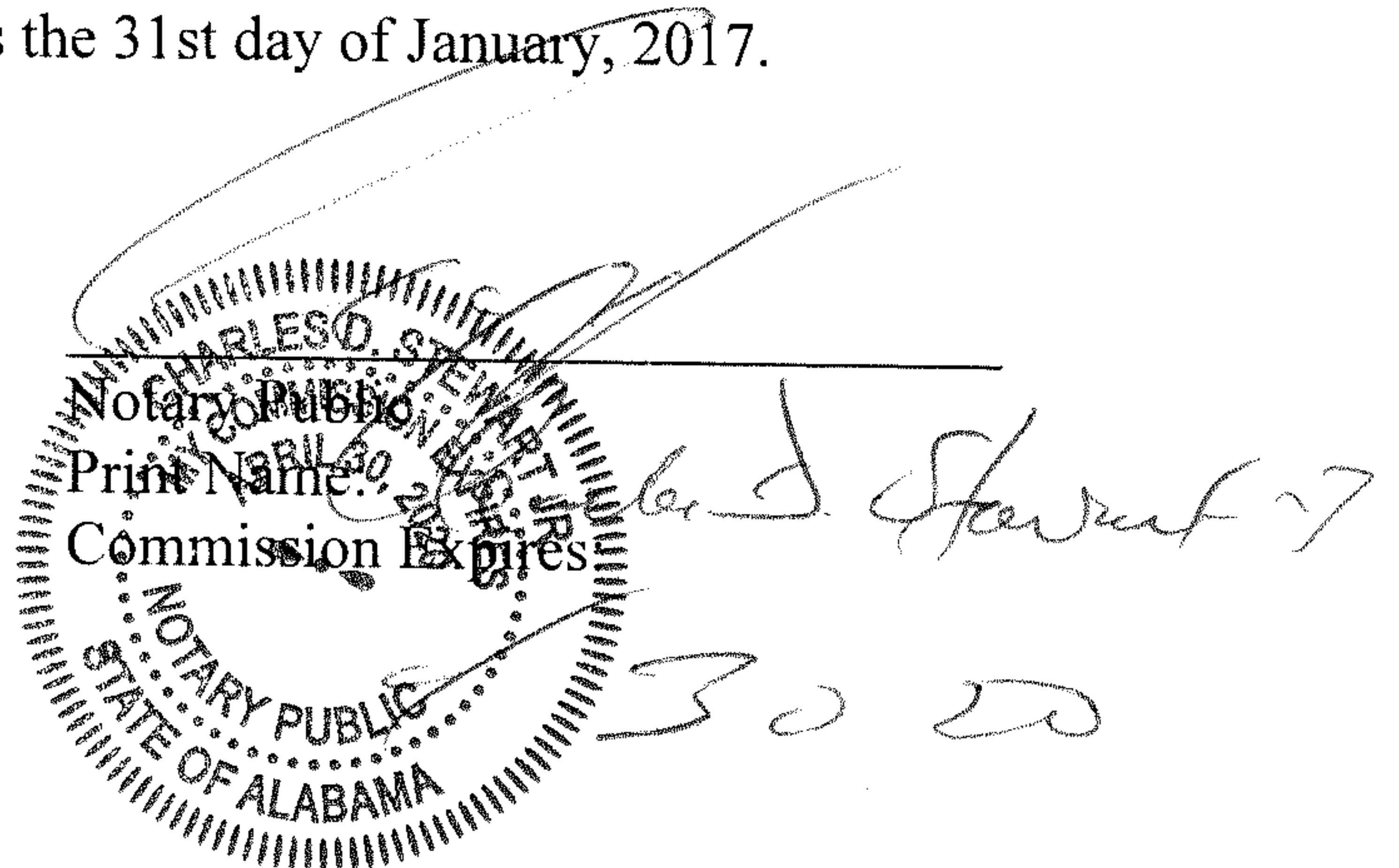
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of January, 2017.


LAYLA M. MOUSTAPHA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAYLA M. MOUSTAPHA 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 January, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2017 10:22:06 AM
\$210.00 CHERRY
20170201000038880

