

Send tax notice to:
Scott R. Berg
1080 Norman Way
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

2017095

20170327000102180
03/27/2017 02:21:00 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Bradford D. Dobbins and Leslie Fiorella Cruz, Husband and Wife **whose mailing address** is: 3224 Garden Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by Scott R. Berg and Carrie L. Berg **whose property address** is: 1080 Norman Way, 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 110A, According to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, Page 123A, 123B and 123C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common area as more particularly described in the amended and restated Declaration of Covenants, Conditions or Restrictions for Dunnivant Square as recorded in Instrument number 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be Amended from time to time (which together with all amendments thereto, in hereinafter referred to as the "Declaration")

SUBJECT TO:

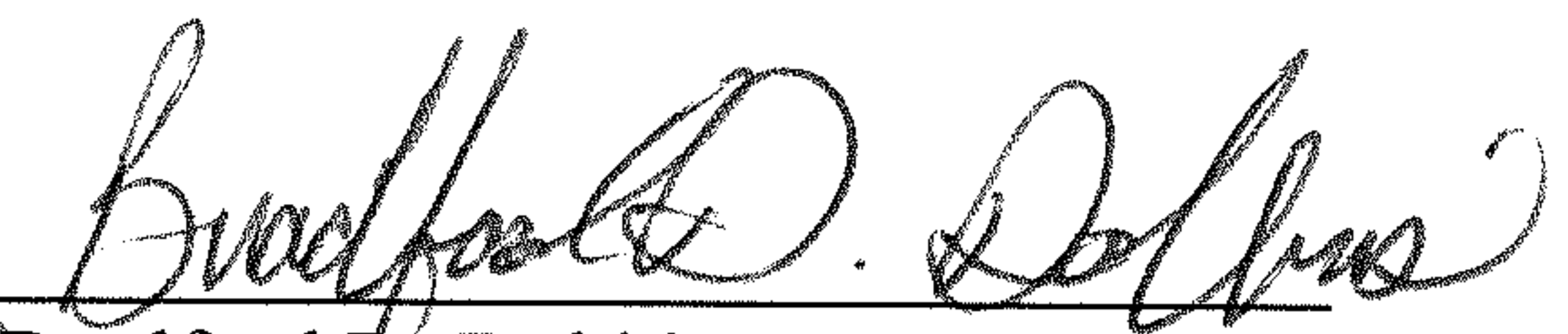
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 42, PAGE 123 A, B & C.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD.
4. EASEMENT OR OTHER USES OF LAND NOT VISIBLE FROM THE SURFACE, OR EASEMENTS, CLAIMS OF EASEMENTS, NOT SHOWN IN THE PUBLIC RECORD.
5. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 42, PAGES 123 A,B & C.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED VOLUME 196, PAGE 237; DEED VOLUME 196, PAGE 248 AND DEED VOLUME 196, PAGE 254.
7. PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 247, PAGE 905; DEED VOLUME 139, PAGE 569 AND DEED VOLUME 134, PAGE 411

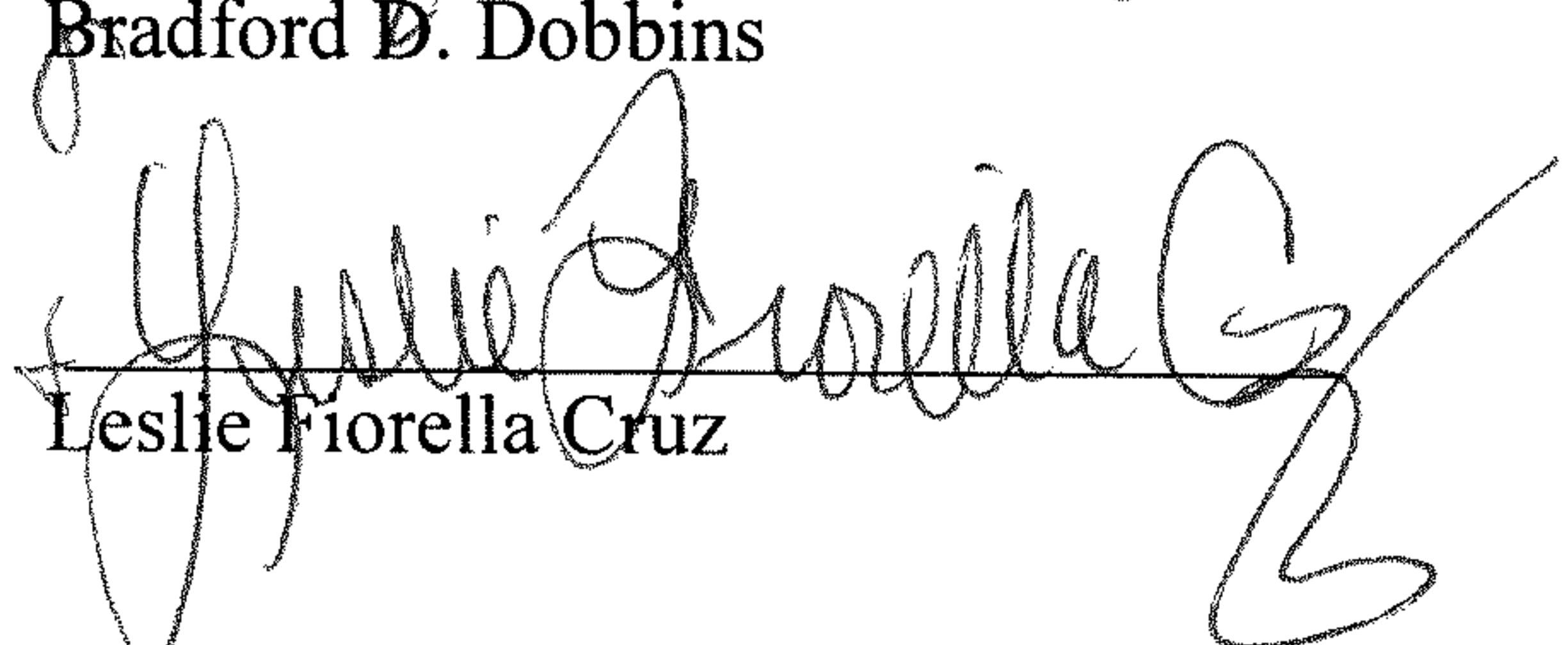
8. DECLARATION OF PROTECTIVE COVENANTS PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT OF SECTION 10 OF THE RIVERS AND HARBORS ACT AS RECORDED IN INSTRUMENT NO. 20070410000164500.
9. AMENEDDED NAND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DUNNAVANT SQUARE AS RECORDED IN INSTRUMENT NO. 20100713000222660
10. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20080401000129920
11. MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN DEED VOLUME 81, PAGE 417
12. MEMORANDUM OF SEWER SERVICE AGREEMENT WITH DOUBLE OAK WATER RECLAMATION LLC RECORDED IN INSTRUMENT NO. 20121102000422200

\$299,250.00 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 24th day of March, 2017.


Bradford D. Dobbins


Leslie Fiorella Cruz

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradford D. Dobbins and Leslie Fiorella Cruz 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 24th day of March, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2017 02:21:00 PM
\$34.00 CHERRY
20170327000102180

Notary Public
Print Name:
Commission Expires:



