

Send tax notice to:
DOUGLAS A LEVENE
5201 QUEENSFERRY LANE
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

2017673

WARRANTY DEED

20171205000436070
12/05/2017 02:16:23 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-One Thousand and 00/100 Dollars (\$371,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARK K. SMITH and MARGARET SMITH**, husband and wife, whose mailing address is: P.O. BOX 383011, BIRMINGHAM, AL 35238 (hereinafter referred to as "Grantors") by **DOUGLAS A LEVENE**, whose property address is: 1225 OXFORD COURT, HOOVER, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Barkley Square, as recorded in Map Book 27, Page 32, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions appearing of record in Declaration of Protective Covenants, Restrictions and Easements as recorded in Instrument No. 2000-24356 and as corrected and re-recorded in Instrument No. 20151009000354310.
3. Articles of Incorporation of Barkley Square Homeowners Association, Inc. as recorded in Instrument No. 20030407000205230.
4. Transmission Line Permits to Alabama Power Company as recorded in Real 131, Page 763; Real 14, Page 424; Deed 320, Page 30; Deed 348, Page 751; Deed 333, Page 158; Deed 333, Page 163 and Instrument No. 1993-7531.
5. Restrictive Covenants and Grant of Land Easement for Underground facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 2001-18569.
6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed 48, Page 427, and any damages relating to the exercise of such rights or the extraction of such minerals.
7. Declaration of Protective Covenants included on deed recorded in Instrument No. 2000-1845.
8. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc. and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real Book 314, Page 561 and Agreement and Assignment as recorded in Real Book 328, Page 64

and Supplemental deed and agreement as recorded in Real Book 365, Page 876.

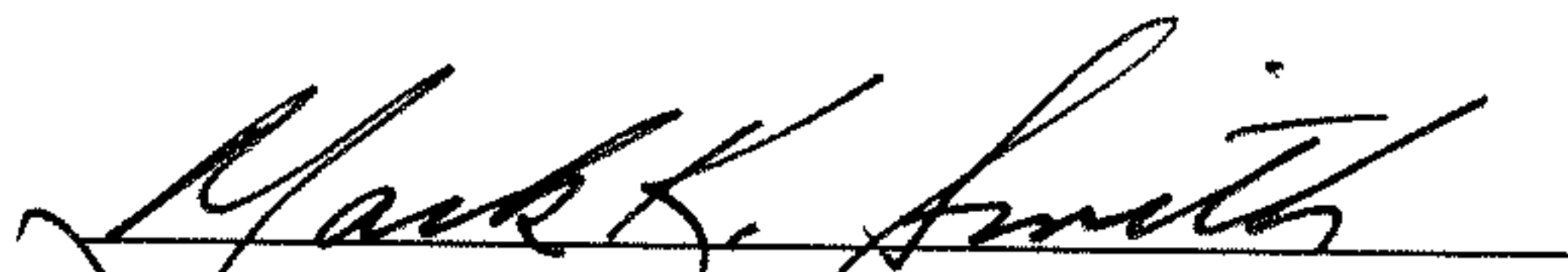
9. Easement agreement by and between 2154 Trading Corp. and Southern Life and Health Company as recorded in Real 169, Page 384.
10. Terms and conditions as set out in that certain Encroachment Agreement by and between Jordan and Margaret Turner and Houston L. Welch, Jr. as set out in Instrument No. 200403020001O7960; said agreement runs with the land unless terminated by owners of Lots 39 and 40 in Survey of Barkley Square, as recorded in Map Book 27, Page 32.

\$296,800.00 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 Grantors, have hereunto set their hand and seal this the 29th day of November, 2017.

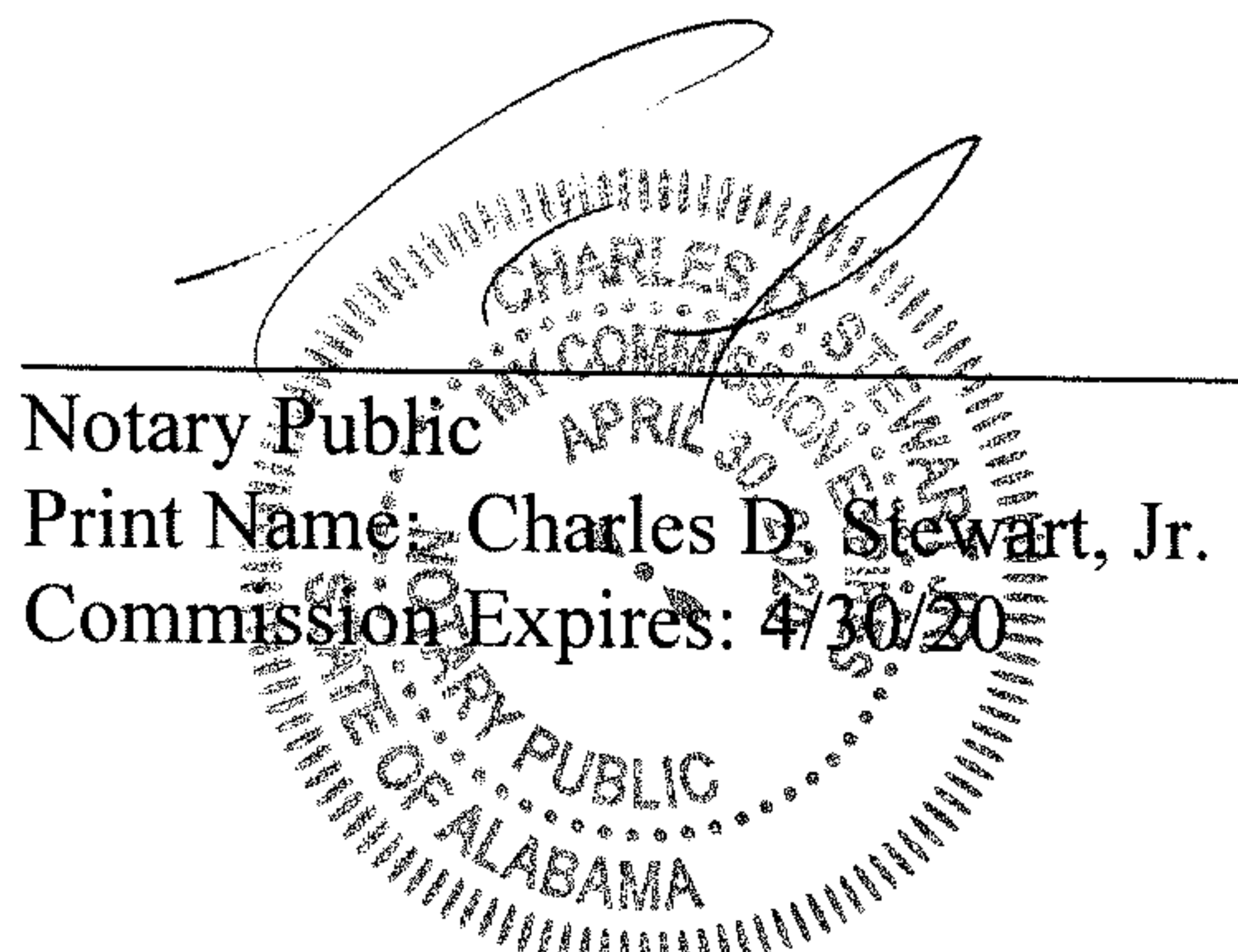

MARK K. SMITH


MARGARET SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK K. SMITH and MARGARET SMITH whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 02:16:23 PM
\$92.50 CHERRY
20171205000436070

