

Send tax notice to:
DONALD T. LUPO, III
5144 WEATHERFORD 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

2018022

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GRUBB & GRUBB, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 4413 Ashington Cir. Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **DONALD T. LUPO, III** whose property address is: 5144 WEATHERFORD DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 12, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of 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. 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 for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 171 and Instrument No. 1994-10446, in the Probate Office of Shelby County, Alabama.
3. Easements and building lines as shown on recorded map.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 124, Page 561 and Deed Book 234, Page 868.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Book 160, Page 278, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company and South Central Bell as set forth in Real Book 182, Page 561 and Real Book 224, Page 579, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company as set forth in Deed Book 124, Page 582 and Deed Book 139, Page 139.
8. Easement to Scotch Building & Development Co. as recorded in Real Book 245, Page 820, in the Probate Office of Shelby County, Alabama.
9. Release of damages as recorded in Instrument No. 1994-10446, as recorded in the Probate Office of Shelby County, Alabama.

\$274,829.00 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 hand and seal this the 26th day of February, 2018.

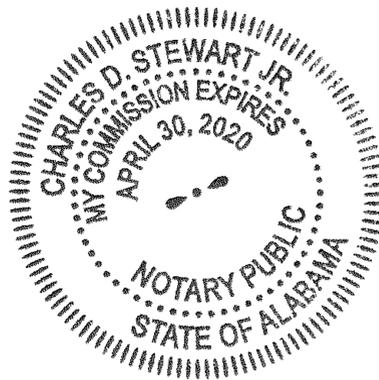
GRUBB & GRUBB, LLC

Robert W Grubb (member)
BY: ROBERT W. GRUBB
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT W. GRUBB, whose name as MEMBER of GRUBB & GRUBB, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of February, 2018.



[Signature]
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
02/27/2018 01:02:10 PM
\$23.50 CHERRY
20180227000062590

[Signature]