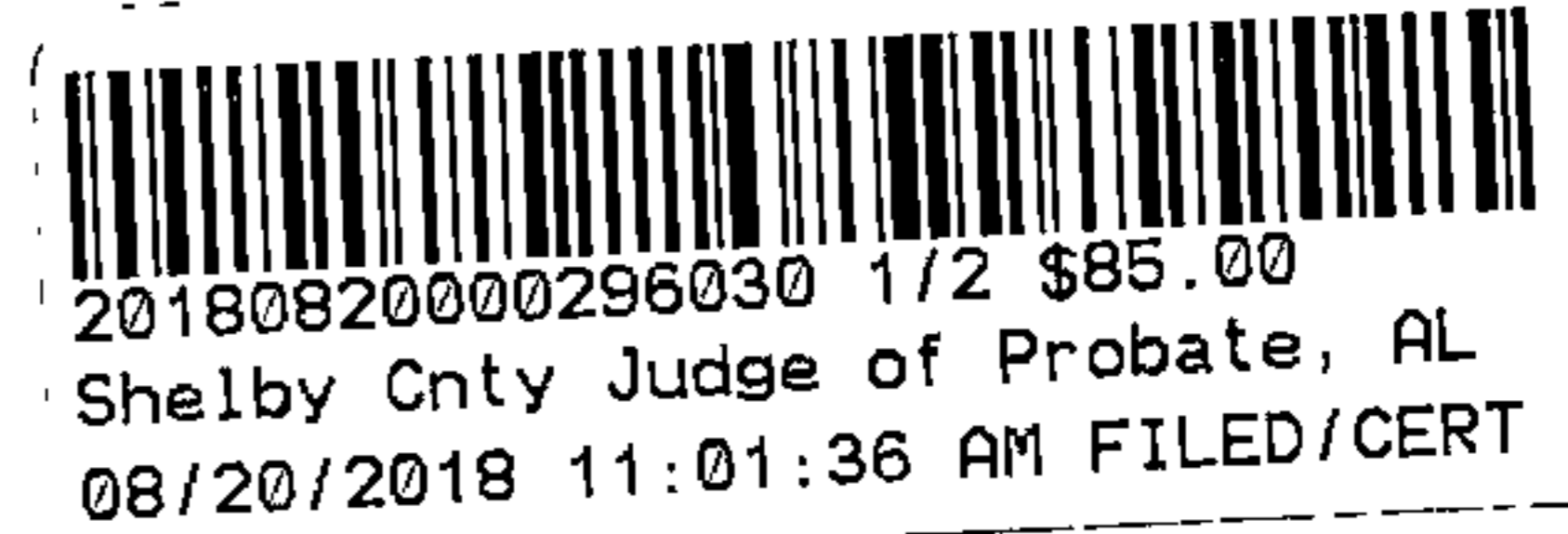


State of Alabama)  
County of Shelby)

Warranty Deed



**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of three hundred thirty five thousand and no/100 dollars (\$335,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Sarah Kay Glenos, a single person (**Grantor**) whose address is 3145 Crossings Drive, Birmingham, AL 35242 does grant, bargain, sell and convey unto Christoffer J. Koperniak and Yvonne Lane (**Grantees**) whose address is 4569 Eagle Point Drive, Birmingham, AL 35242, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 320, ACCORDING TO THE SURVEY OF EAGLE POINT 3<sup>rd</sup> SECTOR PHASE 2, AS RECORDED IN MAP BOOK 18, PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.** aka 4569 Eagle Point Drive, Birmingham, AL 35242

**Subject to:**

Ad Valorem Taxes due October 1, 2018.

Building line, easements and restrictions as shown by recorded map.

No further subdivision of lots as restricted by recorded map.

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.

Release of Damages as recorded in Instrument 1993-24184, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 331, page 262, in the Probate Office of Shelby County, Alabama.

Easement and right of way recorded in Volume 331, page 262, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as recorded in Volume 149, page 380 and Volume 111, page 408 in the Probate Office of Shelby County, Alabama.

Declaration of Easement recorded in Instrument 1993-24183, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of recorded in Instrument 1994-21054; Instrument 1996-33773 and Instrument 20071218000568460, in the Probate Office of Shelby County, Alabama.

Easement and right of way for roads and utilities as set out by Condemnation Case #19-287 and filed for record in Lis Pendens Book 42, page 263 (refiled in Instrument 1993-03429) and Lis Pendens Book 42, page 303 (refiled in Instrument 1993-03427) and amended in Lis Pendens Book 423, page 28 (refiled in Instrument 1993-03428) and as set out in Instrument 1993-08450, in the Probate Office of Shelby County, Alabama.

Notice regarding availability of Sanitary Sewer Services with SWWC Utilities, Inc., recorded in Instrument 20131204000469380, in the Probate Office of Shelby County, Alabama.

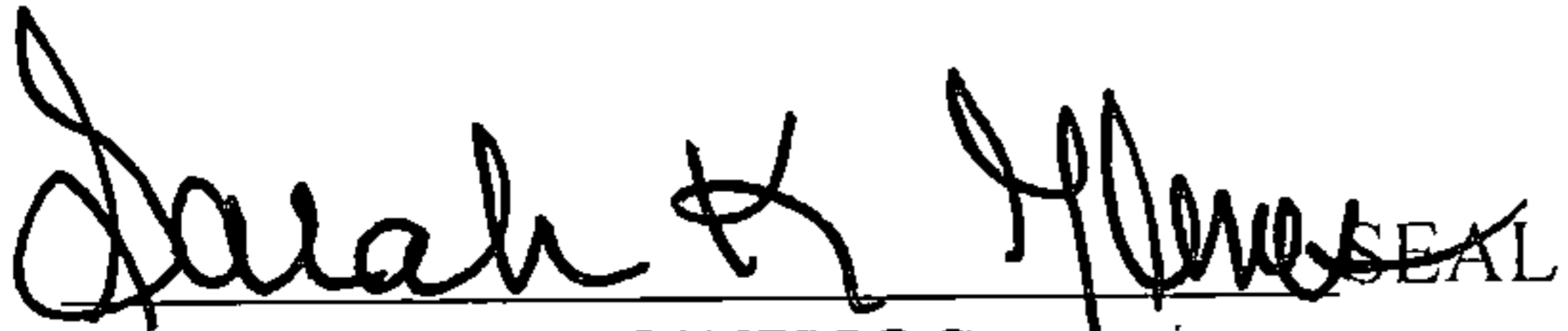
**\$268,000.00 of the consideration was paid from the proceeds of a mortgage loan.**

**TO HAVE AND TO HOLD** unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for herself, her heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor** has caused this conveyance to be executed this the 16<sup>th</sup> day of August, 2018.

Shelby County, AL 08/20/2018  
State of Alabama  
Deed Tax: \$67.00

  
SARAH KAY GLENOS

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Sarah Kay Glenos, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 16<sup>th</sup> day of August, 2018.

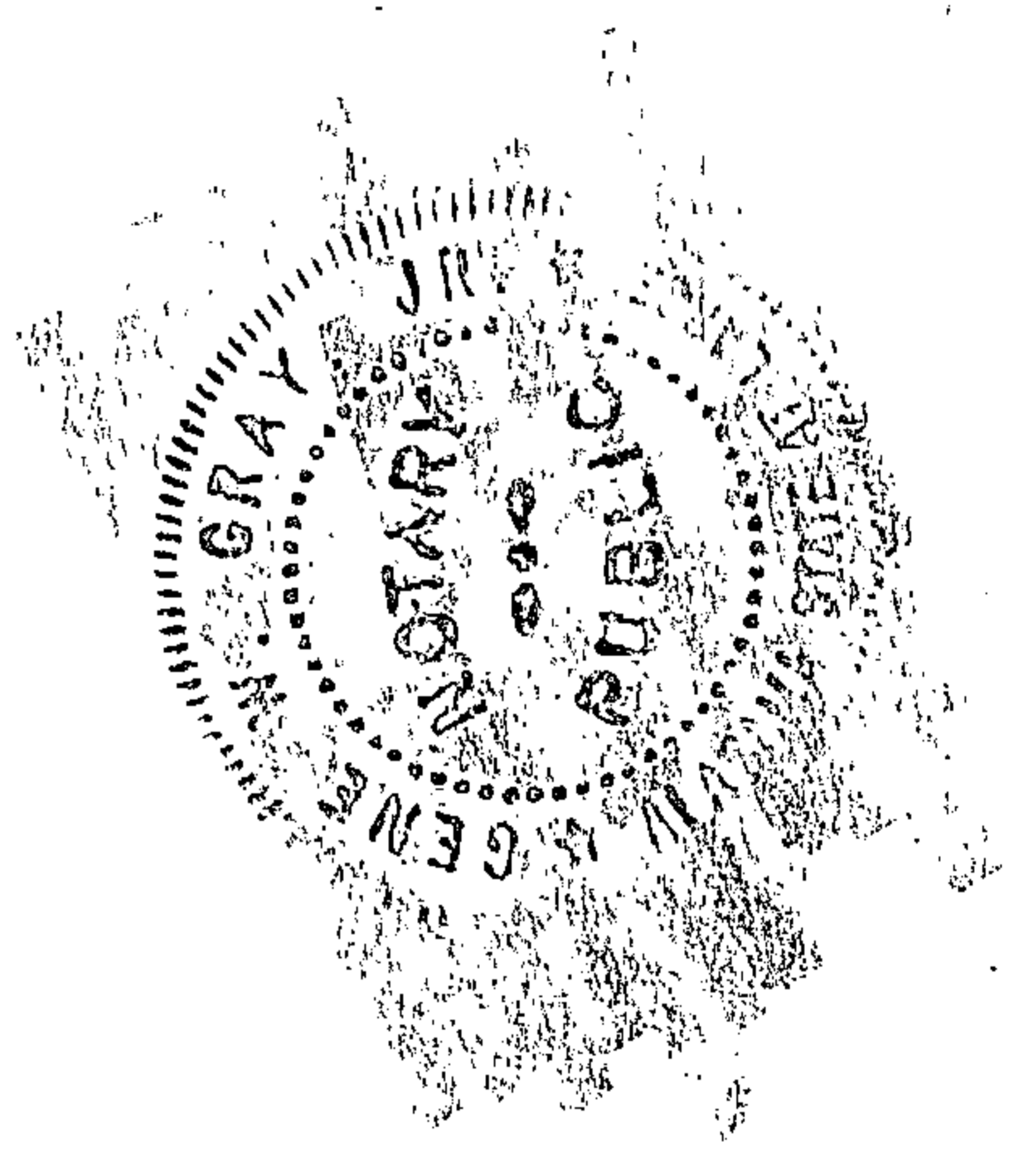
  
Notary Public  
Commission Expires: 11/09/18


**This Instrument Prepared By:**

Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
File 218176

**Send Tax Notice To:**

Christoffer J. Koperniak  
Yvonne Lane  
4569 Eagle Point Drive  
Birmingham, AL 35242  
#09-3-08-0-001-012.028



  
20180820000296030 2/2 \$85.00  
Shelby Cnty Judge of Probate, AL  
08/20/2018 11:01:36 AM FILED/CERT