

Send tax notice to:  
DIXIE J ROHN  
1020 DANBERRY 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

2019432

Shelby COUNTY

**20190716000253210**  
**07/16/2019 01:16:22 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GALA C GRAHAM, TRUSTEE FOR THE GRAHAM LIVING TRUST DATED SEPTEMBER 14, 2012 AND RESTATEMENT DATED JULY 17, 2018 **whose mailing address is:**  
*621 Ocean Club Court Fernandina Beach FL 32034* (hereinafter referred to as "Grantor") by DIXIE J ROHN **whose property address is:** 1020 DANBERRY LANE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22B, according to the Survey of The Cottages of Danberry, as recorded in Map Book 41, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easements, restrictions, reservations, covenants, agreements and restrictions appearing of record in Inst. No. 20090206000039480 and corrected in Inst. No. 20090417000141180, and amended in Inst. No. 2014022500052020.
5. Liens for assessments contained in Declaration of The Cottages of Danberry.
6. Restrictions, covenants and conditions as recorded in Inst. No. 2005041000150480 with Incorporation of the Association along with By Laws thereto recorded as Inst. No. 20050203000055560.
7. Annexation Agreement by and between Metropolitan Life Insurance Co., Inverness Point Homeowners Association, Inc. and the City of Hoover recorded in Real 327, Page 01.
8. Lake Restrictions, buffers and building height restrictions as set forth in the deed from Metropolitan Life Insurance Co. to Lake Heather Development Co., Inc. recorded as Inst. No. 1992-18226 and as amended by Inst. No. 1992-26078 and Inst. No. 1999-01346.
9. Rights of others to use of Lake Heather.
10. Easement Agreement by and between Daniel Senior Living of Inverness II, LLC and Daniel Senior Living of Inverness I, LLC dated May 1, 2008 recorded in Inst. No. 20080501000179690.
11. Agreement and Declaration of Restrictive Covenants as set out in instrument recorded as Inst. No. 20080501000179670 as amended by First Amendment recorded in Inst. No. 20081006000394050 and Second Amendment recorded as Inst. No. 20090511000177260.
12. Declaration of Protective Covenants as set out in deed recorded in Inst. No. 20080501000179650.



13. Grant of land easement and restrictive covenants recorded as Inst. No. 200811210000446650.
14. Compliance certificate as recorded in Inst. No. 20090417000141170.
15. Memorandum of Agreement being recorded in Instrument No. 20110707000197200.
16. Agreement recorded in Inst. No. 2013-39049.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Oliver C Graham, the other trustee of the Graham Living Trust, died on or about the 21<sup>st</sup> day of January 2018.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, GRAHAM LIVING TRUST, by GALA C GRAHAM, its TRUSTEE, who is authorized to execute this conveyance, have hereunto set its signature and seal on this the 12th day of July, 2019.

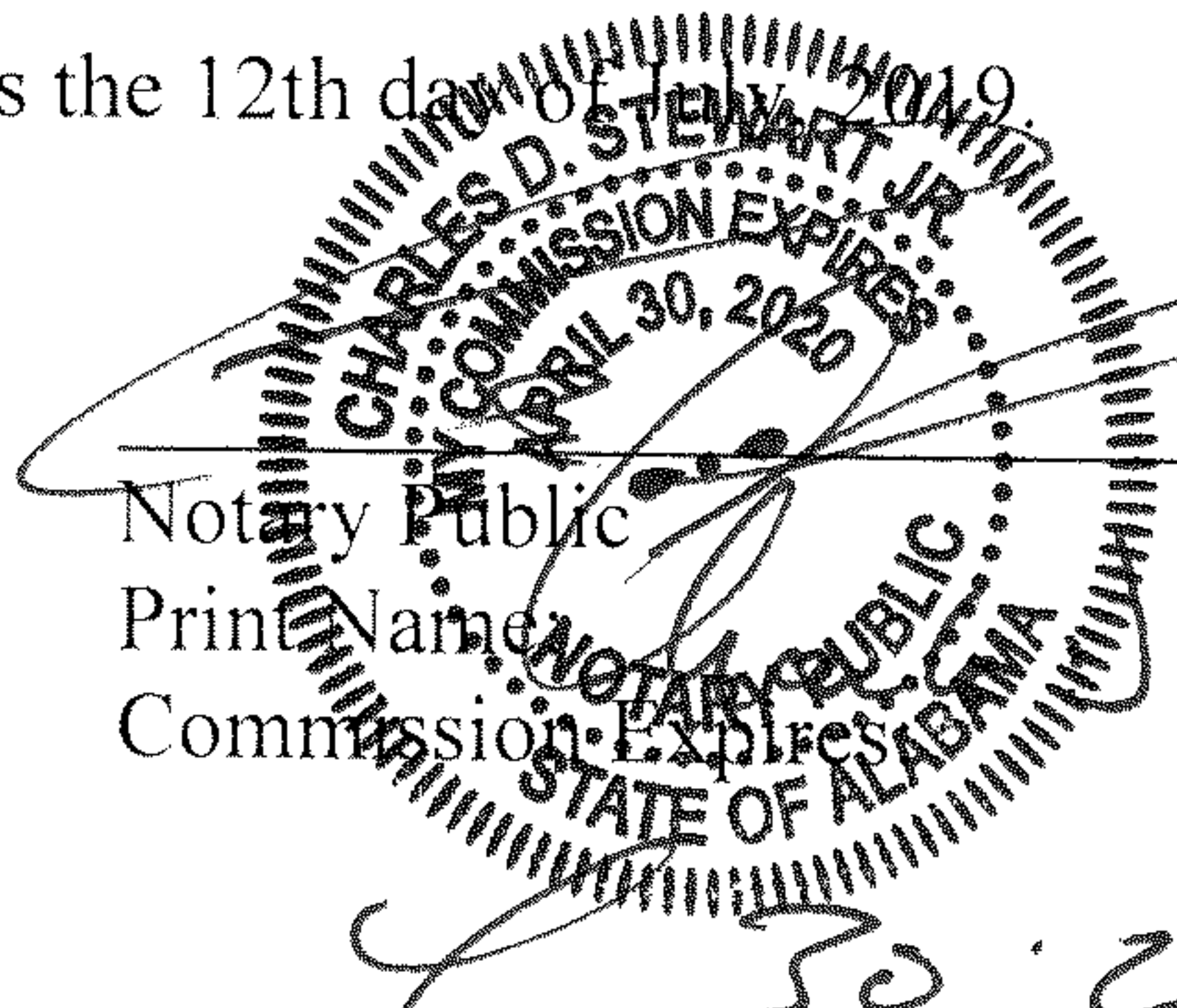

GRAHAM LIVING TRUST

  
GALA C GRAHAM, TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GALA C GRAHAM, whose names as TRUSTEE of the GRAHAM LIVING TRUST, 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 and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 12th day of July, 2019.

  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: April 30, 2020  
  
30.20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/16/2019 01:16:22 PM  
\$618.00 CHERRY  
20190716000253210

