

SLT 201400677
SP 245,000.00
mtg 196,000.00 Credit Union

The following information is furnished in accordance with Code of Alabama 1975, Section 40-22-1, and is verified by the signature of the Grantor below:

Grantors' names: **JERRY L. WILCOX**
JANICE K. WILCOX

Mailing address: 20050 Oak Road E Unit 1911
Gulf Shores, Alabama 36542

Grantees' names: **STEPHEN A. JONES**
LINDA W. JONES

Mailing address: 2209 Garland Dr.
Vestavia, Alabama 35216

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 11:55 AM
DEED TAX \$ 245.00
TOTAL \$ 257.00
2 Pages

1487291



Property address: 3665 Pinehurst Circle
Gulf Shores, AL 36542

Date of Sale: NOVEMBER 20, 2014

Total Purchase Price: \$245,000.00

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that **JERRY L. WILCOX** and **JANICE K. WILCOX**, husband and wife, the **GRANTORS**, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration hereby acknowledge to have been paid to the said **GRANTORS** by **STEPHEN A. JONES** and **LINDA W. JONES**, the **GRANTEES**, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEES**, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said **GRANTEES**, the remainder to the survivor of said **GRANTEES**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

LOT 43, PINEHURST, PHASE 1, ACCORDING TO PLAT THEREOF ON SLIDES 1294-A AND 1294-B, AND ACCORDING TO REVISED PLAT RECORDED ON SLIDES 1387-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

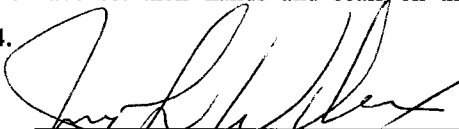
1. Reservation of all oil, gas and other minerals, and all rights in connection therewith as contained in deed from Pinehurst Development to George L. Cook dated April 14, 2000 and recorded in Instrument #542341.
2. Easement granted the Water Works Board of the Town of Gulf Shores by Craft Development Corporation dated May 2, 1988 and recorded in Real Property Book 325, page 476.
3. Easement granted the Governmental Utility Services Corporation of the City of Gulf Shores by Craft Development Corporation dated August 10, 1988, and recorded in Real Property Book 333 page 1961.
4. Reservation of 1/2 oil, gas and other minerals, and all rights in connection therewith as contained in deed from Merchants National Bank, as Trustee for William Downey, III, et al to R. C. Craft and Betty Jane Craft, dated October 15, 1971 and recorded in Deed Book 420, page 866.
5. Reservation of 1/2 oil, gas and other minerals, and all rights in connection therewith as contained in deed from Merchants National Bank, as Trustee for William C. Downey, III, et al to R. C. Craft, Jr. and Jane W. Craft, dated September 26, 1973 and recorded in Deed Book 452, page 681.
6. Terms and conditions of Declaration of Transfer by Craft Development to Pinehurst Development, dated December 19 1990 and recorded in Real Property Book 409, page 1351.
7. Restrictive covenants relating to the use and occupancy of the property described herein, as set forth in Miscellaneous Book 64, page 1515, as submitted by annexation submission of property to Declaration of Covenants, Conditions and Restrictions for Craft Farms recorded in Miscellaneous Book 68, page 948, amendment of Declaration of Covenants, Conditions and Restrictions recorded at Instrument #145645 and 1413345 and all amendments thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
8. Supplemental Amendment to Declaration of Covenants, Conditions, and Restrictions for Craft Farms applicable to Pinehurst as recorded at Instrument #1294052.

9. Building setback line and drainage, utility and walkway easements as set forth on plat of Pinehurst, Phase I, recorded in Slide 1294-A and 1294-B.
10. Articles of Incorporation of Craft Farms Property Owner's Association dated May 25, 1989 and recorded in Miscellaneous Book 64, page 1509.
11. By-Laws of Craft Farms Property Owner's Association dated June 7, 1989 and recorded in Miscellaneous Book 65, page 26.
12. By-Laws revised at Instrument #1272735. Easement granted Utilities Board of the City of Gulf Shores by instrument recorded in Real Property Book 442, page 898.
13. Easement granted Utilities Board of the City of Gulf Shores by instrument recorded in Real Property Book 456, page 1704.
14. Covenants and Conditions Regarding Acceptance of Rights of Way as set forth in Miscellaneous Book 76, page 809.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES** during their concurrent lives, and upon the death of either of said **GRANTEES**, to the survivor of said **GRANTEES**, and to the heirs and assigns of said survivor, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the **GRANTEES**, the **GRANTORS** for **GRANTORS** and for the heirs and assigns of **GRANTORS**, hereby **COVENANT AND WARRANT** to and with the said **GRANTEES**, the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, that **GRANTORS** are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTORS** are in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTORS** do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEES** the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have set their hands and seals, on this the 20th day of November, 2014.


JERRY L. WILCOX

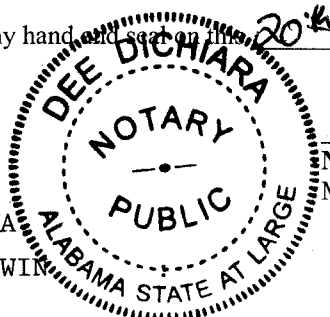

JANICE K. WILCOX

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **JERRY L. WILCOX**, whose name 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 instrument, (s)he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 20th day of November, 2014.




NOTARY PUBLIC

My Commission Expires:

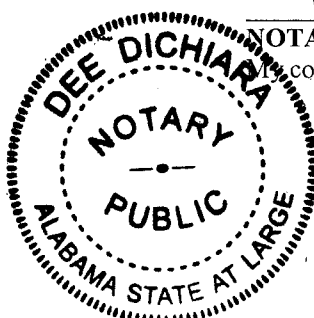
My Commission Expires 06/18/2017

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in for said State and County, hereby certify that **JANICE K. WILCOX**, whose name 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 instrument, (s)he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 20th day of November, 2014.




NOTARY PUBLIC

My commission expires:

My Commission Expires 06/18/2017

This instrument prepared by:
Lori Meadows, P.C.
24407 Lauder Place
Orange Beach, AL 36561
(251) 942-5541