

\$150,700.00

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 4:08 PM
DEED TAX \$ 151.00
TOTAL \$ 166.00
3 Pages

1487408

STATE OF ALABAMA
COUNTY OF BALDWIN



**WARRANTY DEED FROM SUSAN J. ALFORD
TO THE SUSAN J. ALFORD REVOCABLE LIVING TRUST**

KNOW ALL MEN BY THESE PRESENTS, that SUSAN J. ALFORD, an unmarried woman, referred to as **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations this day cash in hand paid to her by SUSAN J. ALFORD, or her successors, as Trustee of the Susan J. Alford Revocable Living Trust, dated November 20, 2014, as amended, hereinafter referred to as **GRANTEE**, receipt of which is hereby acknowledged, by said GRANTOR, it being the intent of the GRANTOR to cause the title to the hereinafter described property to be corrected so that it will appear in the name of SUSAN J. ALFORD as Trustee of said Trust rather than at present in the individual name of SUSAN J. ALFORD, does hereby, subject to the terms hereinafter contained, GRANT, BARGAIN, SELL, and CONVEY unto the said GRANTEE all the real property, lying and being in the County of Baldwin, State of Alabama, as more particularly described as follows, to-wit:

Lot 21, of SHADYFIELD ESTATES, PHASE ONE, as shown recorded on April 21, 2005, in Slide #2209-B and in Instrument Number 885658, in the Office of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas and other mineral interests, and all rights in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO THE FOLLOWING MATTERS:

1. Ad valorem taxes for the current tax year, which are a lien but not due and payable until October 1 following the end of the current tax year; also for all subsequent years; also subject to any future adjustments made by either the Tax Assessor's Office or the Board of Equalization.
2. Reservations, restrictions, rights of way, easements, building setback lines and drainage and utility line easements as noted on plat.
3. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said property.
4. Deed to the Highway Commission of Baldwin County Alabama, from Magnolia Springs Land Company, dated December 12, 1907, and recorded in Deed Book 22, page 314.
5. Reservation for roadway, 20 feet on the North line and 20 feet on the West line of the Northwest Quarter of the Northwest Quarter as contained in Deed from Magnolia Springs Land Company, dated July 11, 1941, and recorded in Deed Book 79, page 596.
6. Reservation of one half interest in and to all oil, gas and other minerals and all rights in connection therewith as contained in deed from Magnolia Springs Land Company dated July 11, 1941, and recorded in Deed Book 79, page 596.
7. Right of way deed to Baldwin County recorded June 11, 1990, in Real Property Book 391, page 589.
8. Reservation for roadway, 20 feet along the North line and 15 feet along the East line of the Northwest Quarter of the Northwest Quarter as contained in deed from Magnolia Springs Land

Company, dated July 29, 1948, and recorded in Deed Book 136, page 373.

9. Reservation of one half interest in and to all oil, gas and other minerals and all rights in connection therewith as contained in deed from Magnolia Springs Land Company dated July 29, 1948, and recorded in Deed book 136, page 373.
10. Reservation of one half interest in and to all oil, gas and other minerals and all rights in connection therewith as contained in deed dated November 17, 1970, and recorded in Deed Book 408, page 804.
11. Right of way deed for Public Road to County of Baldwin dated July 1, 2003, and recorded October 18, 2003, in Instrument Number 764460.
12. Ordinance to annex property into the corporation of the Town of Summerdale, Alabama, dated December 8, 2003, and recorded February 6, 2004, in Instrument Number 788594.
13. Articles of Incorporation of Shadyfield Estates Homeowners Association, Inc., dated March 30, 2005, and recorded April 21, 2005, in Instrument Number 885659.
14. Declaration of Covenants, Conditions, Restrictions and Easements for Shadyfield Estates Subdivision, dated March 30, 2005, and recorded April 21, 2005, in Instrument number 885660.
22. Electric line right of way easement to Baldwin County Electric Membership Corporation dated February 17, 2005, and recorded April 25, 2005, in Instrument Number 886658.

BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ALL RECORDING REFERENCES REFER TO THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, UNLESS OTHERWISE INDICATED.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple, and to the successors, heirs and assigns of such GRANTEE, FOREVER.

And, except as to the above, the said GRANTOR does for herself and for her heirs, assigns, executors and administrators, covenant and agree with the GRANTEE, its successors, heirs and assigns, that she is lawfully seized in fee simple of the said premises; that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid; and that she will and her heirs and assigns shall warrant and defend the same unto the said GRANTEE, and unto the GRANTEE's successors, heirs and assigns, FOREVER, against the lawful claims of all persons.

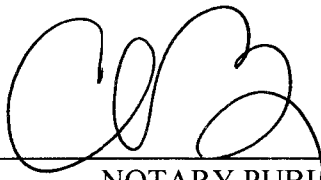
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal to this instrument on this the 20 day of November, 2014.


SUSAN J. ALFORD

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned Notary Public, in and for said State and County, do hereby certify that SUSAN J. ALFORD, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of said instrument, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 20 day of November, 2014.



NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 15, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Address: 21372 Grady Ln, Summerdale, Alabama 36580
Grantee's Address: 21372 Grady Ln, Summerdale, Alabama 36580

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein. This instrument was prepared by:

Caldwell Wenzel & Asthana, P.C.
Work Place Building
218 North Alston Street
Foley, Alabama 36535
(251) 948-2168

