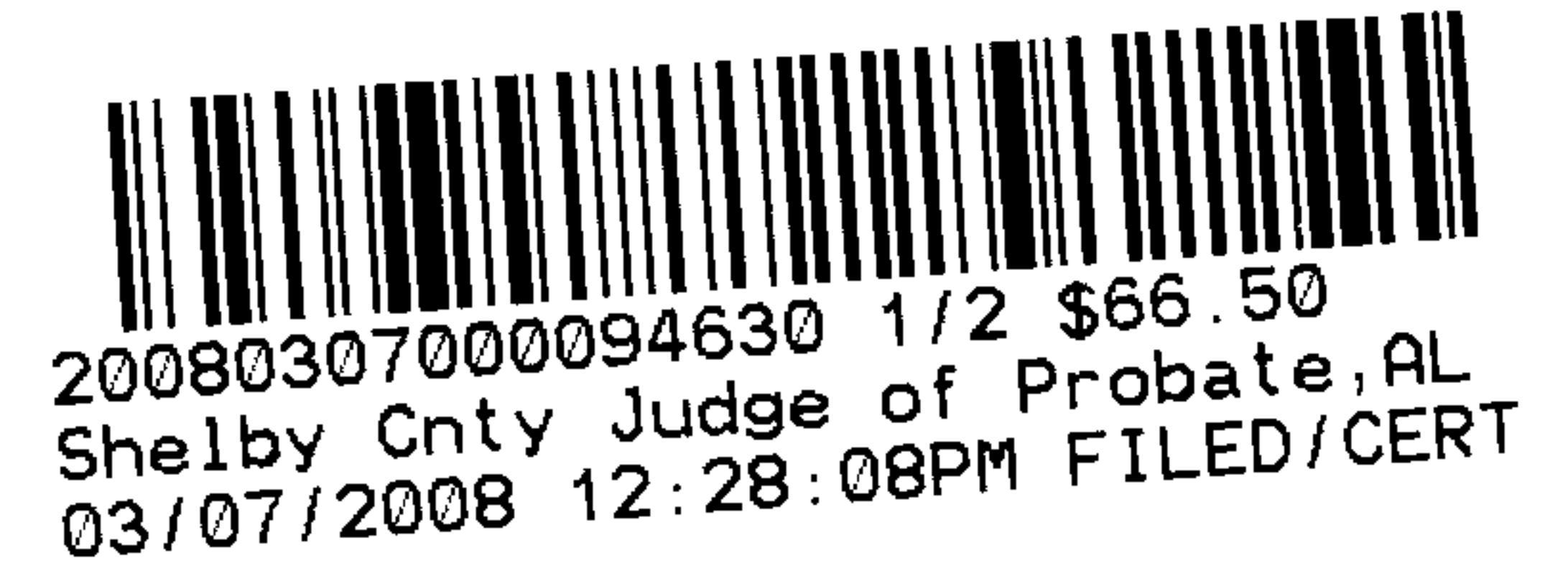


**SEND TAX NOTICE TO:**

Kenneth D. Newell and Laura C. Newell  
943 5th Avenue NW  
Alabaster, Alabama 35007

708251

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219



**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Two Hundred Sixty Two Thousand dollars & no cents (\$262,000.00)**  
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,  
**Larry R. Rollan, Jr., an unmarried man, and Susan Rollan, an unmarried woman**(herein referred to as **GRANTOR(S)**), do  
grant, bargain, sell and convey unto **Kenneth D. Newell and wife, Laura C. Newell** (herein referred to as **GRANTEE(S)**), as joint  
tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 8 ACCORDING TO THE SURVEY OF HAMLET 4TH SECTOR AS  
RECORDED IN MAP BOOK 9, PAGE 22, SHELBY COUNTY, ALABAMA  
RECORDS.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2008 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants  
and conditions of record, if any (3) Mineral and mining rights, if any.

**\$209,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed  
and recorded simultaneously herewith.**

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Easement to Alabama Power Company and South Central Bell Telephone Company recorded in Real Book 1, Page 352 and Real 26, Page 988.
3. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Volume 58, Page 117 in the Probate Office of Shelby County, Alabama.
4. Building setback line of 45' along 5th Avenue Northwest, building setback line of 35' along Shelby County Highway #95 and easement of 15' along Westerly side of subject property as shown on map recorded in MAp Book 9, Page 22.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 220, Page 329 and Deed Book 134, Page 209.
6. Easement to Plantation Pipe Line as recorded in Deed Book 117, Page 322.
7. 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 39, Page 178.
8. Easement right of way to Alabama Power Company as recorded in Instrument 20050805000400450.


**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, then the heirs and assigns of the grantees herein shall take as tenants in common.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
Closers' Choice

Shelby County, AL 03/07/2008  
State of Alabama  
Deed Tax: \$52.50

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **February 29, 2008**.

  
\_\_\_\_\_  
Larry R. Rollan, Jr. (Seal)

  
\_\_\_\_\_  
Susan Rollan (Seal)

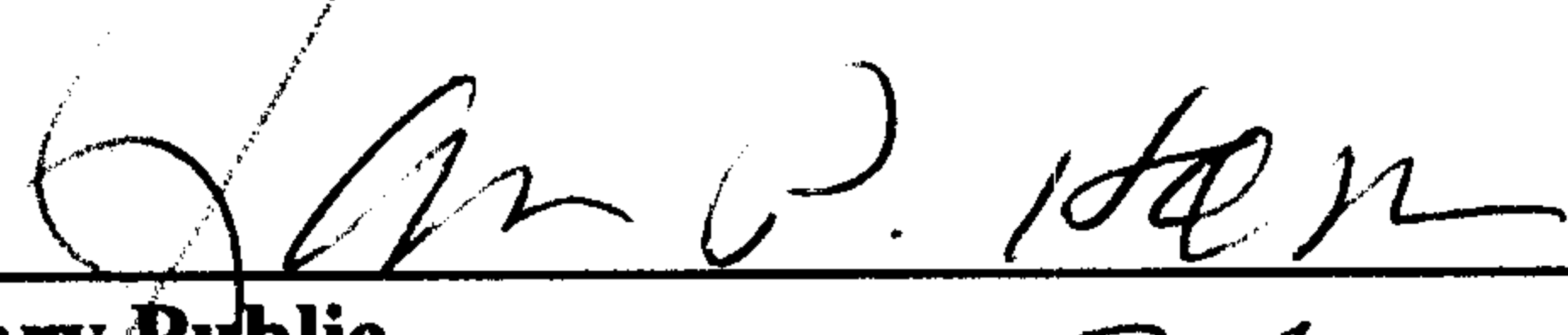
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry R. Rollan, Jr., an unmarried man and , Susan Rollan, an unmarried woman whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, 2008.

  
\_\_\_\_\_  
Notary Public. (Seal)  
My Commission Expires: 3/28/2010