



20090824000325530 1/2 \$35.50
Shelby Cnty Judge of Probate, AL
08/24/2009 02:34:49 PM FILED/CERT

Send tax notice to:

WISTERIA DEVELOPMENT
COMPANY, LLC
290 Homeland Way
Montevallo, AL 35115

This instrument prepared by:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2009499

Shelby County, AL 08/24/2009

State of Alabama

Deed Tax : \$21.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand Five Hundred and 00/100 Dollars (\$105,500.00) in hand paid to the undersigned, DAVID WEST and SARANDA WEST, Husband and Wife (hereinafter referred to as "Grantor") by WISTERIA DEVELOPMENT COMPANY, LLC (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE MAP AND SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

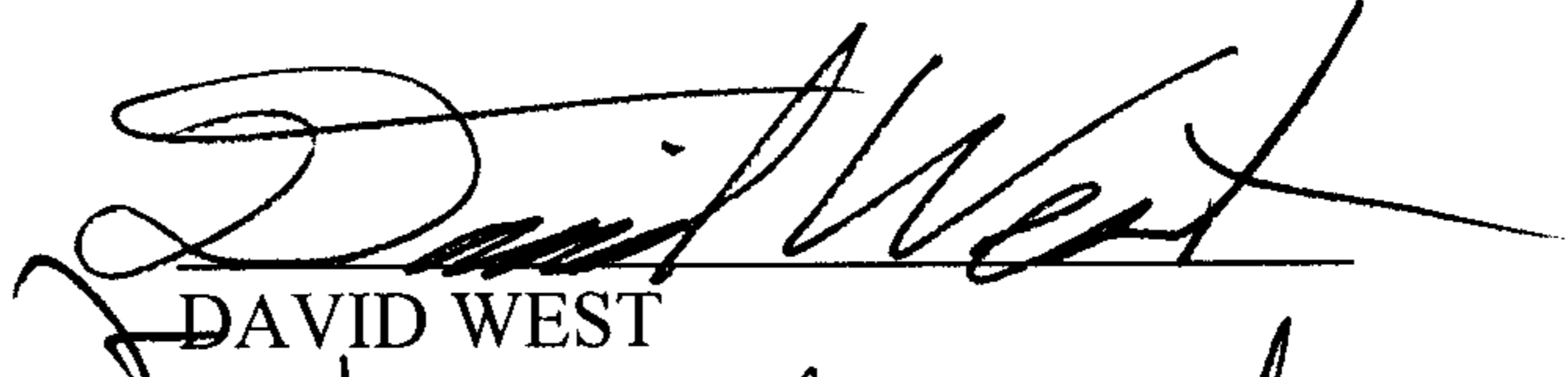
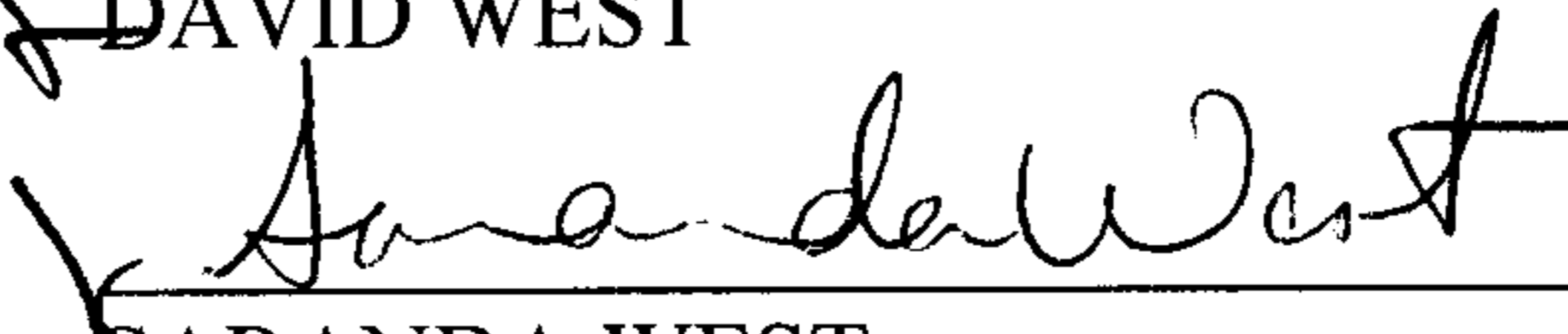
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KING AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE, AND GRAVEL IN, ON, AND UNDER SUBJECT PROPERTY.
4. RESTRICTIONS AS SHOWN BY RECORD PLAT.
5. A 15 FOOT BUILDING LINE FACING CANYON TRAIL AS SHOWN BY RECORD PLAT.
6. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT NO. 1994-35220.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 1995-12825.

\$84,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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.

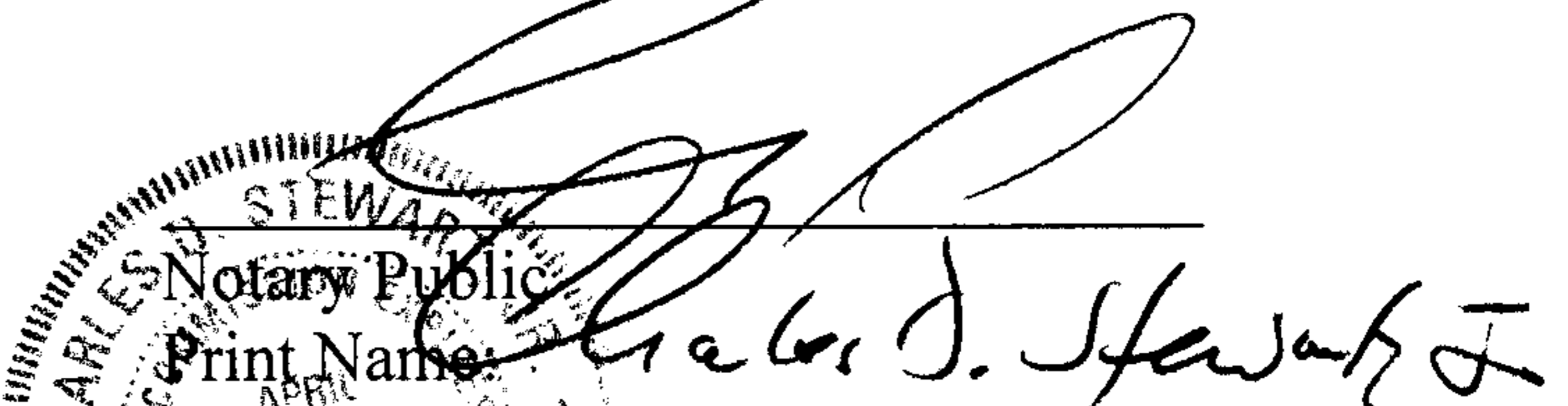
IN WITNESS WHEREOF, said Grantor, have hereunto set their hand and seal this the 13th day of August, 2009.


DAVID WEST

SARANDA WEST

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID WEST and SARANDA WEST, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2009.


Notary Public
Print Name: Charles J. Stewart Jr.
Commission Expires: 8-3-10
