

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

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED FIFTY & NO/100 DOLLARS (148,350.00)** and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Steven H. Raley and wife, Kristi R. Raley**, (herein collectively referred to as "**Grantors**"), grant, bargain, sell and convey unto **Margie C. Rogers and Lawrence H. Rogers, Jr., mother and son**, (herein collectively referred to as "**Grantees**") as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 28, according to the Survey of Fieldstone Park, 4<sup>th</sup> Sector, as recorded in Map Book 31, Page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SUBJECT TO:**

1. Taxes or assessments for 2010 and subsequent years and not yet due and payable.
2. Easements and building line 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, 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 Instrument # 20021211000622580.
4. Declaration of Protective Covenants as recorded in Instrument # 20021211000622580.
5. Terms, conditions, covenants, easements and release of damages as set out in Instrument # 20030522000320360.
6. Restrictions, covenants and conditions appearing of record in Instrument # 20021211000622580. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national

origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Easements for water-pipe as set out in Instrument # 2000-17648.
8. Easements to Helena Utility Board as set out in Instrument # 2000-17648.
9. Easements as set out in Instrument # 1994-15393.
10. Title to all minerals within and underlying the premises, together with all 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 Instrument # 1994-13316.
11. Release of damages as recorded in Instrument # 1994-13316.
12. Restrictions, limitations, conditions and other provisions as set out in Map Book 30, Page 107 and Map Book 31, Page 3.
13. Easement(s) as shown by instrument recorded in Instrument # 1994-13316.
14. Agreement between Alabama Power Company and The Utilities Board of the City of Helena as set out in Book 360, Page 53.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives 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, personal representatives and assigns of the Grantees herein shall take as tenants in common.

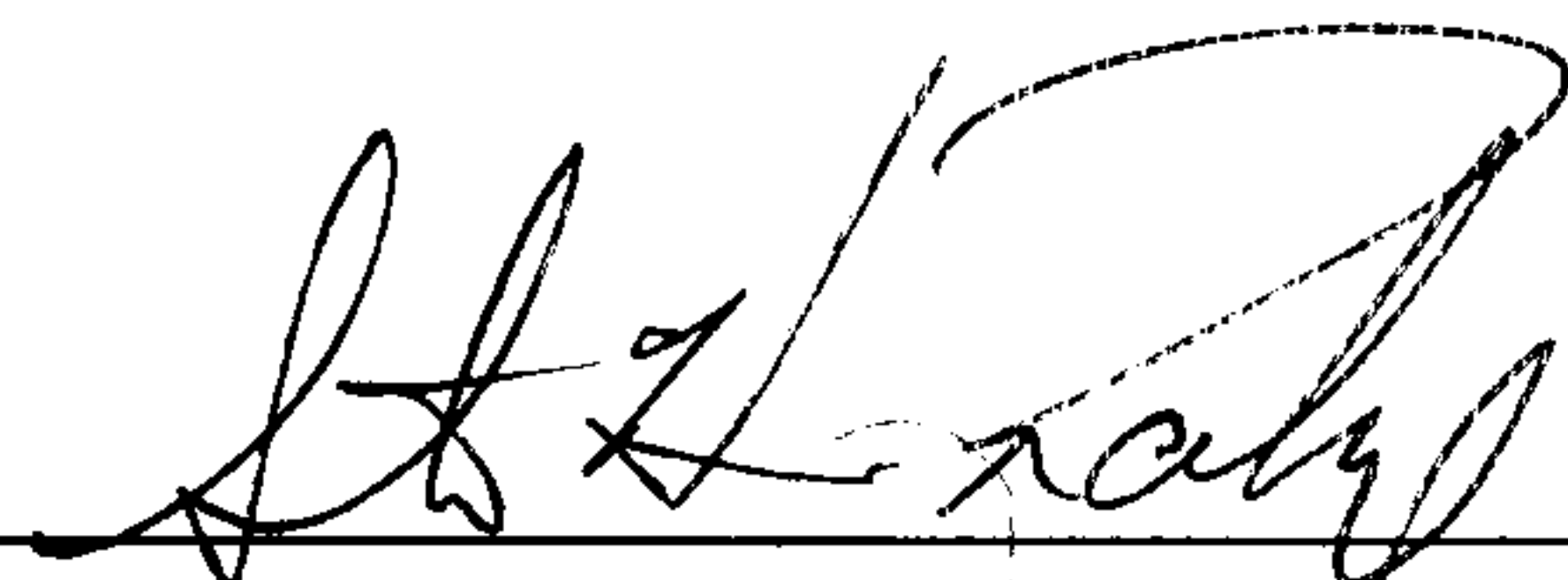
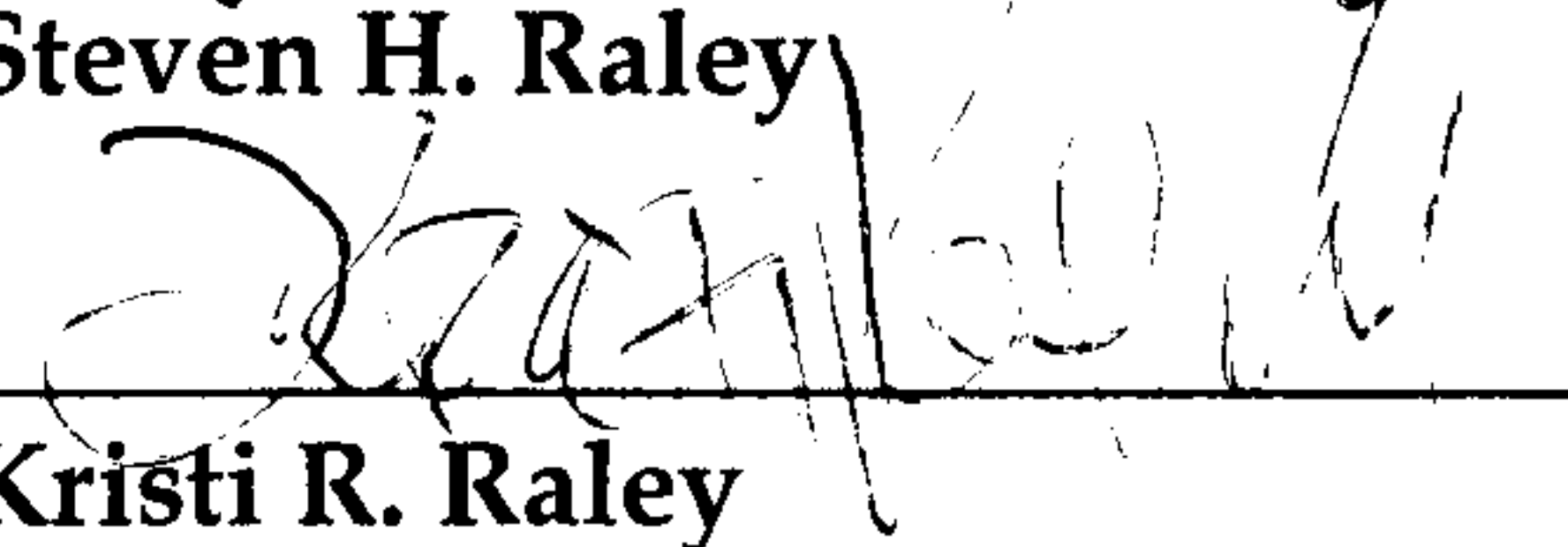
And said Grantors do for themselves and their heirs, personal representatives and assigns, covenant with said Grantees, their heirs, personal representatives and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.





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 Shelby Cnty Judge of Probate, AL  
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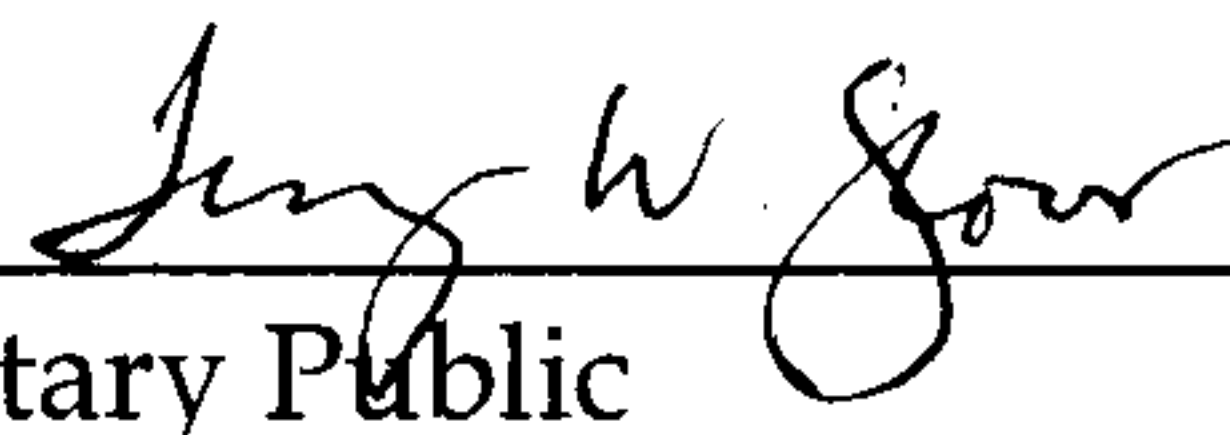
**IN WITNESS WHEREOF**, the said Grantors have executed this conveyance,  
 this the \_\_\_\_ day of December, 2009.

  
 \_\_\_\_\_  
**Steven H. Raley**  
  
 \_\_\_\_\_  
**Kristi R. Raley**

STATE OF ALABAMA     )  
 COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that **Steven H. Raley and wife, Kristi R. Raley**, whose names are signed to  
 the foregoing conveyance and who are known to me, 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 30<sup>th</sup> day of December, 2009.

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 2/22/12

**THIS INSTRUMENT PREPARED BY:**

Terry W. Gloor, Esquire  
 100 Williamsburg Office Park  
 Suite 100  
 Birmingham, Alabama 35216  
 (205) 822-1223

**SEND TAX NOTICE TO:**

Margie C. Rogers  
 1812 Cornwall Road  
 Birmingham, Alabama 35226

State of Alabama  
 Deed Tax : \$148.50