

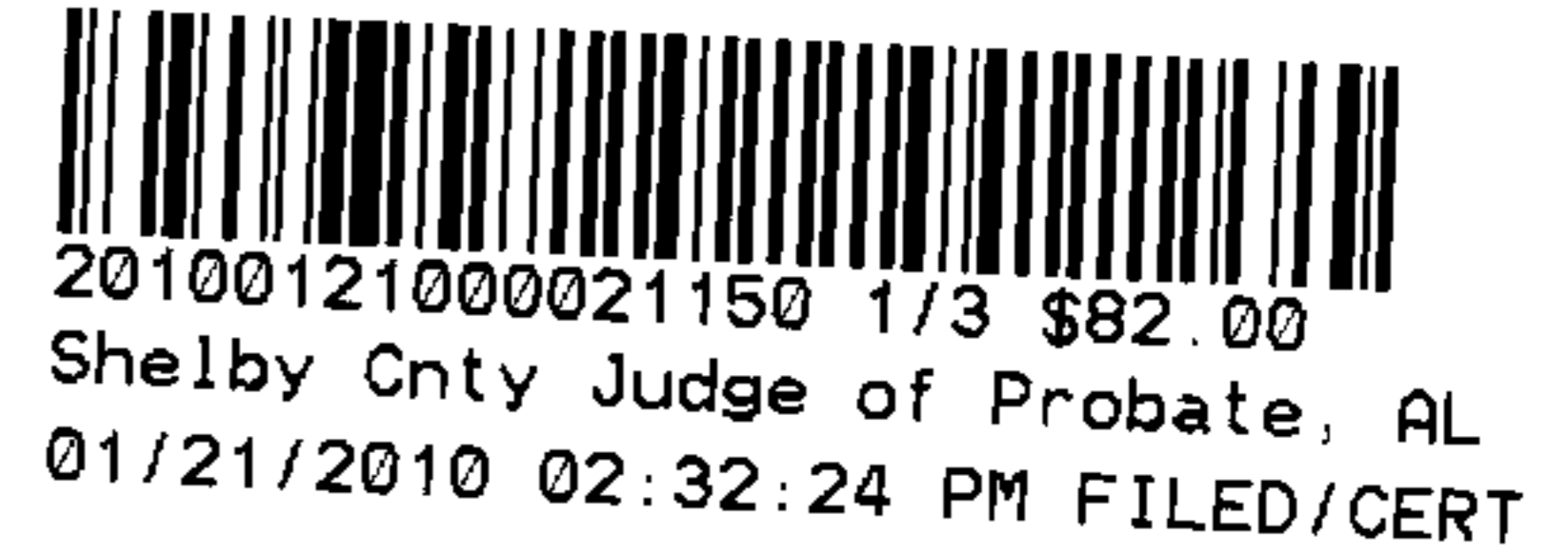
Send tax notice to:

JAMES N. FISHER
3612 CHIPPENHAM DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010010



Shelby County, AL 01/21/2010

State of Alabama

Deed Tax : \$65.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, SABESHAN KANAGALINGAM and RACHEL L. BEINGESSNER, Husband and Wife (hereinafter referred to as "Grantors") by JAMES N. FISHER and JENNIFER FISHER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 296, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 7TH SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 99 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
4. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
5. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 13, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 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 28, PAGE 581; DEED BOOK 29, PAGE 16; DEED BOOK 63, PAGE 479 AND REAL BOOK 108, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. DRAINAGE EASEMENT AS RECORDED IN REAL BOOK 125, PAGE 238.
8. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN REAL BOOK 125, PAGE 249 AND REAL BOOK 199, PAGE 18.
9. EASEMENTS AND TITLE TO SEWER LINES AS CONVEYED TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN REAL BOOK 194, PAGE 1; REAL BOOK 194, PAGE 20; REAL BOOK 194, PAGE 40; REAL BOOK 194, PAGE 43 AND REAL BOOK 252, PAGE 210.

10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
11. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND.
12. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 8, PAGE 903, REAL BOOK 270, PAGE 147 AND REAL BOOK 298, PAGE 936.
13. EASEMENT TO UNDERGROUND CABLES AS RECORDED IN REAL BOOK 181, PAGE 995.
14. EMERGENCY VEHICLES EASEMENT AS RECORDED IN REAL BOOK 107, PAGE 965.
15. RELEASE OF DAMAGES AS RECORDED IN REAL BOOK 304, PAGE 909, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$260,000.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of January, 2010.




 SABESHAN KANAGALINGAM

Rachel L. Beingsner
 by & through her attorney in
 fact Sabeshan Kanagalingam

 RACHEL L. BEINGESSNER

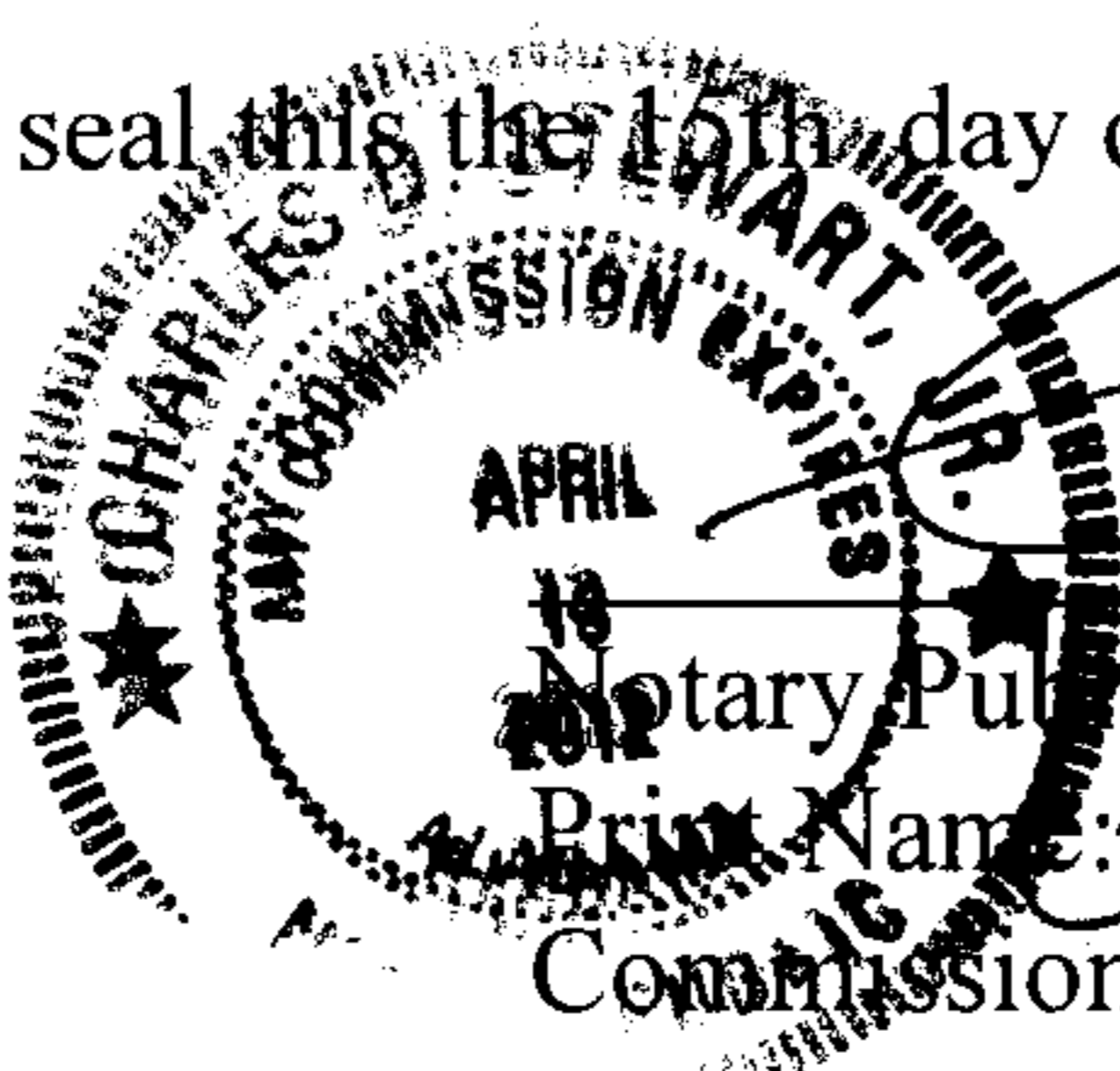
BY AND THROUGH HER ATTORNEY IN
 FACT, SABESHAN KANAGALINGAM

STATE OF ALABAMA
 COUNTY OF SHELBY


 20100121000021150 2/3 \$82.00
 Shelby Cnty Judge of Probate, AL
 01/21/2010 02:32:24 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SABESHAN KANAGALINGAM, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2010.



 Charles D. Stewart, Jr.
 Commission Expires: 4-13-12



20100121000021150 3/3 \$82.00
Shelby Cnty Judge of Probate, AL
01/21/2010 02:32:24 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SABESHAN KANAGALINGAM, whose name as Agent and Attorney in fact for RACHEL L. BEINGESSNER 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 said instrument, he executed the same voluntarily in his capacity as Attorney in fact for RACHEL L. BEINGESSNER on the day the same bears date.

Given under my hand and official seal this the 15TH day of JANUARY, 2010.

Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4-13-12*

[NOTARIAL SEAL]

