

Send tax notice to:

STEPHEN L. CHEW  
4609 CROSSINGS COVE  
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

2010037

Shelby County, AL 03/26/2010

State of Alabama  
Deed Tax : \$285.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) in hand paid to the undersigned, JAMES B. TATE, An Unmarried Man and KRISTIN H. TATE, An Unmarried Woman (hereinafter referred to as "Grantors") by STEPHEN L. CHEW and wife, DAISY Y. WONG (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 329, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, THIRD SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**KRISTIN H. TATE IS ONE AND THE SAME PERSON AS KRISTIN H. RICHARDSON.**

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 AND BUILDING LINES AS SHOWN ON RECORDED MAP (S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. CONDITIONS, RESTRICTIONS, EASEMENTS, RELEASE OF DAMAGES AND RESERVATIONS AS SET FORTH IN INSTRUMENT #20051021000549650.
4. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN VOLUME 233, PAGE 700; VOLUME 216, PAGE 29 AND VOLUME 282, PAGE 115.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 142, PAGE 148.
6. RIGHT OF WAY TO CITY OF HOOVER, AS RECORDED IN INSTRUMENT #2000-40742; INSTRUMENT #2000-40741 AND INSTRUMENT #2000-25988.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2002-02381.
8. EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT #1997-20513.
9. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1997-23467.
10. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN INSTRUMENT #20040204000057760.
11. LAKE EASEMENT AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1997-20511.

\$100,000.00 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 Grantors, have hereunto set their hand and seal this the 9th day of March, 2010.

  
\_\_\_\_\_  
JAMES B. TATE

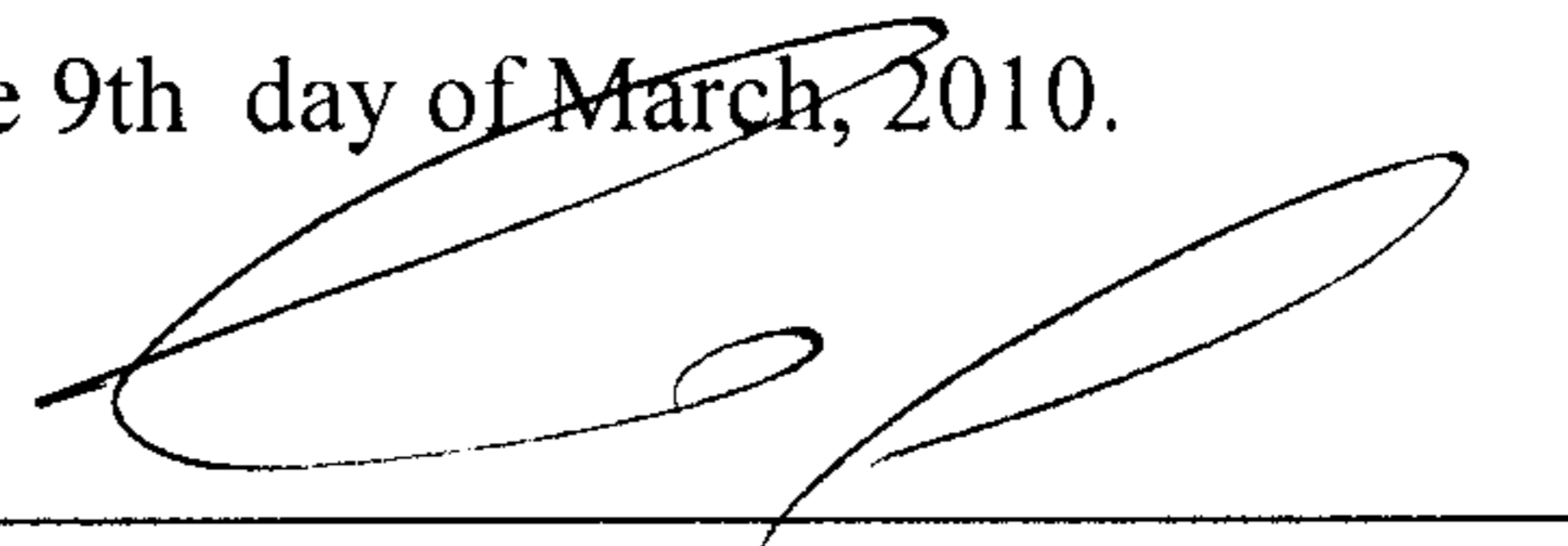
  
\_\_\_\_\_  
KRISTIN H. TATE  
(aka KRISTIN H. RICHARDSON)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES B. TATE and KRISTIN H. TATE (AKA KRISTIN H. RICHARDSON), whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of March, 2010.



  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:  
9-13-12