

Send tax notice to:
Florence G. Muzi

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243
NTC1000177

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seven Thousand and 00/100 Dollars (\$307,000.00) in hand paid to the undersigned, **Larry N. Hudson and Marisa M. Hudson, husband and wife** (hereinafter referred to as "Grantors"), by **Florence G. Muzi** (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 166, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

- 1) **The lien of Ad Valorem taxes for the year 2010, and subsequent years.**
- 2) **Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- 3) **Assignment of developers rights as recorded in Instrument No. 2002-30821.**
- 4) **Right of way granted to Alabama Power Company as set forth in Real Book 65, Page 1 and Deed Book 332, page 554.**
- 5) **Agreement with Alabama Power Company as to underground cable as recorded in Real 69, Page 445 and covenants pertaining thereto as recorded in Real 69, Page 458.**
- 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 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16 and Deed Book 111, Page 625 and Deed Book 268, Page 344, in the Probate Office of Shelby County, Alabama.**
- 7) **Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.**
- 8) **Subject to covenants, conditions and restrictions (deleting therefrom, and 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 Instrument No. 2003-59578 and amended in Instrument No. 20090821000323150**

Shelby County, AL 06/30/2010

State of Alabama

Deed Tax : \$307.00


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Shelby Cnty Judge of Probate, AL
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and Instrument No. 20090821000323160, in the Probate Office of Shelby County, Alabama.

- 9) Right of way granted to Alabama Power Company as set forth in Instrument No. 2004-12713.
- 10) Building and setback lines of 20 feet as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the _____ day of _____.


Larry N. Hudson

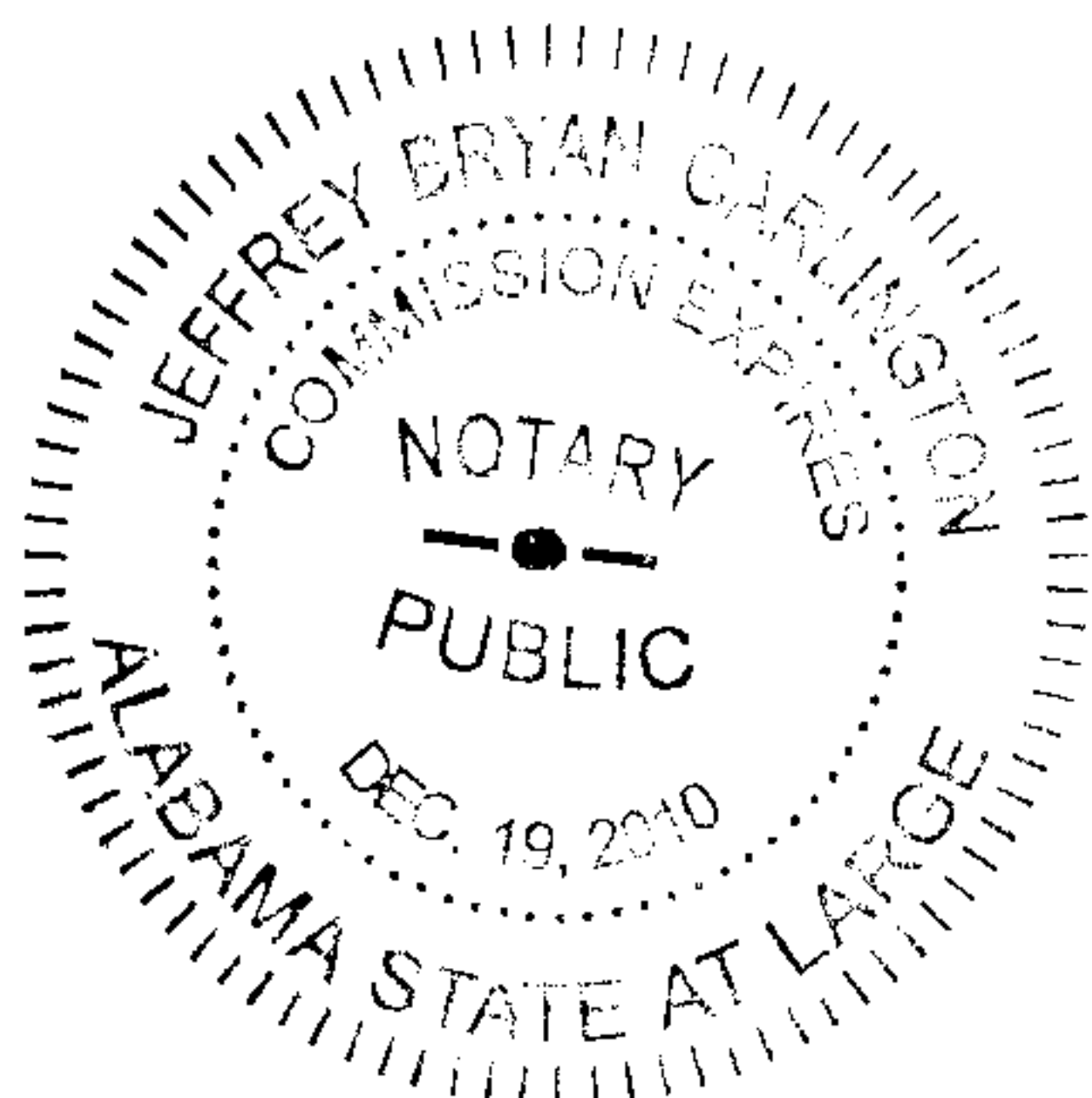

Marisa M. Hudson


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry N. Hudson and Marisa M. Hudson, 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 _____ day of _____.




Notary Public

Print Name:

Commission Expires: