

STATE OF ALABAMA }
COUNTY OF SHELBY }

Value: \$156,000.00
Mtg: \$156,000.00
\$1 Deed Tax

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ROBERT BIVIN and JENNIFER BIVIN, husband and wife, hereinafter referred to as Grantors, for and in consideration of the sum of TEN, and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantors by ROBERT BIVIN, hereinafter referred to as the Grantee, do hereby grant, bargain, sell, warrant and convey unto the said Grantee, all of their right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, particularly described as follows:


THE LAND REFERRED TO HEREINBELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 225, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee.

The Grantors hereby covenant with the Grantee, except as otherwise provided, that they are seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and they do hereby warrant and will forever defend the title to said real property unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained:


20100817000262910 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
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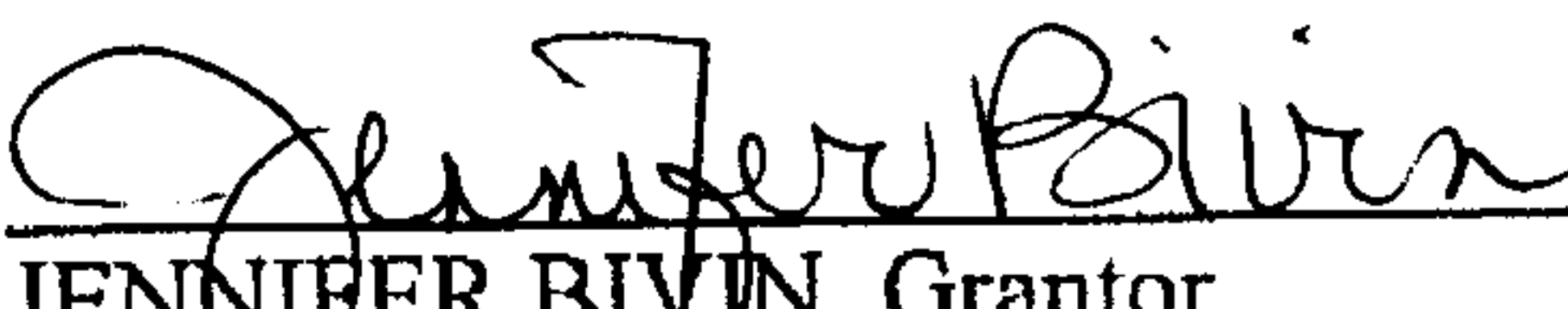
1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantee in its "as is" condition. Grantors have made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantee acknowledges that Grantee has inspected and examined the property conveyed hereby and is not relying on any representation or warranty, expressed or implied, by the Grantors as to any of the foregoing.
4. The Grantors also except from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this


29th day of July, 2010.



ROBERT BIVIN, Grantor



JENNIFER BIVIN, Grantor


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STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that ROBERT BIVIN and JENNIFER BIVIN whose names are signed to the foregoing conveyance and who were made 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 the 29 day of July 2010.

Joyce Judkins
NOTARY PUBLIC
My Commission Expires: 4-10-2011

Grantee's address:

143 Willow View Lane
Wilsonville, AL 35186

Quantity of Land Conveyed:

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC 1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400 THE DEED HAS BEEN PREPARED SOLELY ON THE INFORMATION FURNISHED BY STREAMLINE TITLE SERVICES OF ALABAMA, LLC., AND NO TITLE SEARCHES AND/OR INDEPENDENT CONFIRMATION OF SUCH INFORMATION HAS BEEN PERFORMED BY SAID ATTORNEY.



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