

SEND TAX NOTICE TO:  
Douglas B. Segrest  
2141 Forest Lakes Lane  
Sterrett, AL 35147

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

## WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand Nine Hundred dollars & no cents (\$149,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Steve L. Baswell and wife, Pamela M. Baswell** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Douglas B. Segrest** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 111, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES  
SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 114, IN  
THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA.

\$142,405.00 of the purchase price is being paid by the proceeds of a first mortgage loan  
executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 29, Page 114.
5. 15' building line front as shown on recorded Map Book 29, Page 114.
6. 7.5' easement side as shown on recorded Map Book 29, Page 114.
7. Permit to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829, Deed Book 139, Page 127 and Deed Book 124, Page 519 Public Records of Shelby County, Alabama.
8. Subject to Covenants, conditions and restrictions (deleting therefrom, any 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 2002-17094, in the Probate Office of Shelby County, Alabama.
9. 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 331, Page 262.

WARRANTY DEED

20101005000330470 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
10/05/2010 03:50:41 PM FILED/CERT

Shelby County, AL 10/05/2010  
State of Alabama  
Deed Tax : \$7.50

SB  
PB

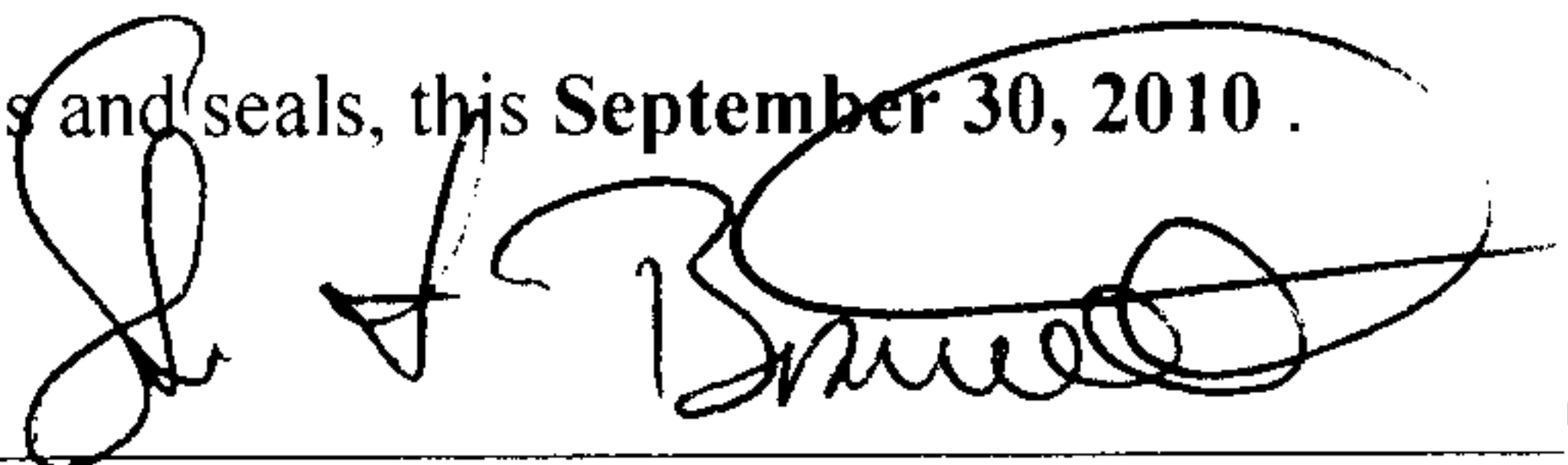


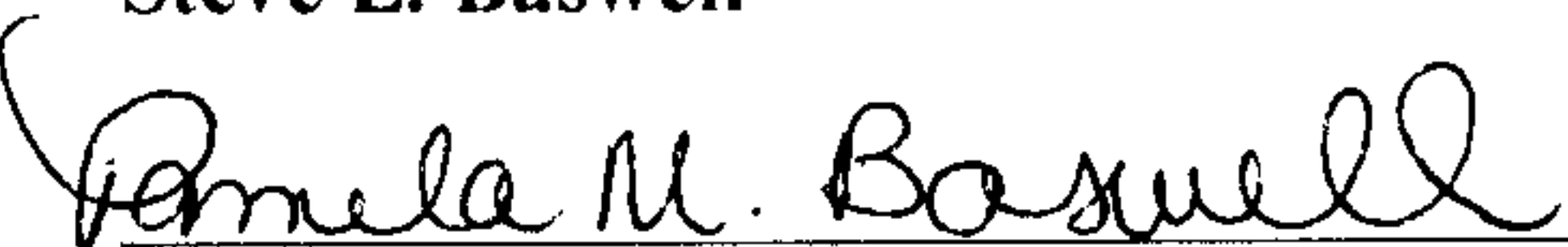
20101005000330470 2/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
10/05/2010 03:50:41 PM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this **September 30, 2010**.

  
\_\_\_\_\_  
Steve L. Baswell (Seal)

  
\_\_\_\_\_  
Pamela M. Baswell (Seal)

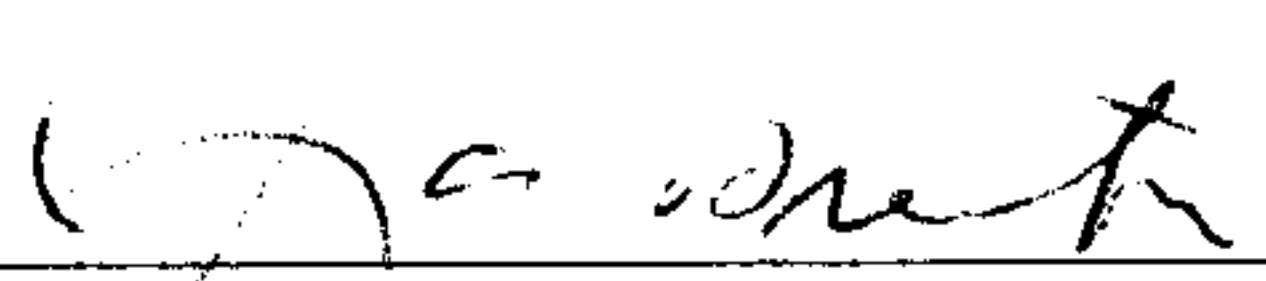
**STATE OF ALABAMA**

**General Acknowledgement**

**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steve L. Baswell and wife, Pamela M. Baswell**, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2010

  
\_\_\_\_\_  
Notary Public.

(Seal)

My Commission Expires: 4/6/2014

