

State of Alabama)  
Jefferson County)

20110722000213960 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
07/22/2011 01:35:53 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Three hundred forty thousand and no/100 Dollars (\$340,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Gregory T. Reagan and spouse, Brenda Reagan** (Grantor) does grant, bargain, sell and convey unto **Randall L. Nord** (Grantee) the following described real estate situated in Shelby, Alabama to wit:

**Lot 308, according to the Survey of Riverchase Country Club Residential Subdivision, Tenth Addition, as recorded in Map Book 8, Page 47, in the Probate Office of Shelby County, Alabama.**

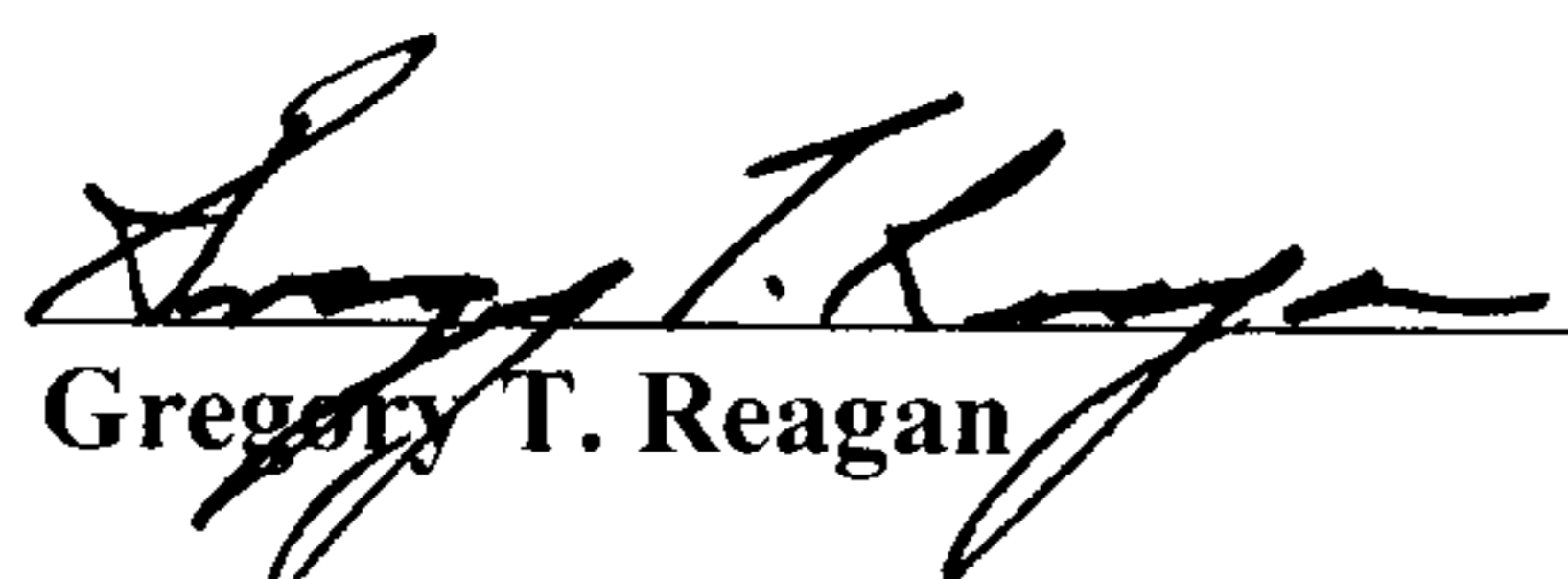
Subject to:

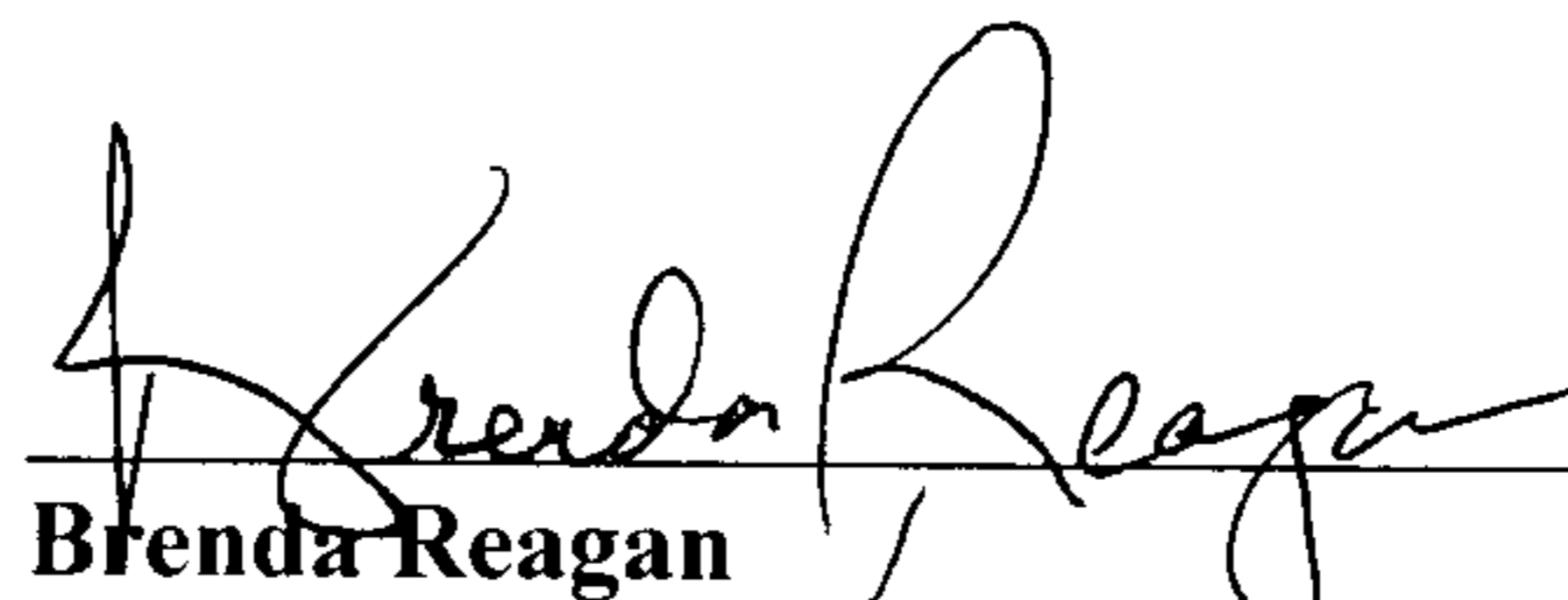
- Ad Valorem Taxes due October 1, 2011.
- Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc Book 14, Page 536; amended in Mis Book 17, page 550; Deed Book 354, Page 583 and Map Book 8, Page 47 and Notice of Compliance Certificate recorded in Misc Book 34, Page 549.
- Right of Way granted to Alabama Power Company recorded in Deed Book 335, page 35.
- Agreement with Alabama Power Company for underground residential distribution recorded in Misc Book 41, page 815 and covenants pertaining thereto recorded in Misc Book 41, Page 819.
- Title to all mineral and mining rights and rights incident recorded in Deed Book 111, Page 625 and Deed Book 127, Page 140.
- Rights of others to use Lake.
- Encroachments of concrete drive into easement as shown by the survey of Laurence D Weygand 03/18/99.

*\$340,000.00 of the consideration was paid from the proceeds of a Mortgage Loan.*

**TO HAVE AND TO HOLD** unto the said Grantee his heirs, successors and assigns forever; And said Grantors do for themselves, their heirs, successors, and assigns covenant with said Grantee, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantors** have caused this conveyance to be executed this the 14<sup>th</sup> day of July, 2011.

 SEAL  
Gregory T. Reagan

 SEAL  
Brenda Reagan

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Jeffrey Gregory T. Reagan and Brenda Reagan 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 14<sup>th</sup> day of July, 2011.

  
Notary Public  
Commission Expires: 11/09/10

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
File No 211133

Send Tax Notice To:  
Randall L. Nord  
Christy N. Nord  
2003 Water Edge Dr  
Birmingham AL 35244  
#11-7-35-0-003-032.000-RR