

Send tax notice to:

Preston A. Warren
110 Willow Cove Drive
Calera, AL 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011121478

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Nine Thousand and No/100ths Dollars (\$89,000.00) in hand paid to the undersigned, Bobby W. Short, an unmarried Person, (hereinafter referred to as "Grantor") by Preston A. Warren (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 42, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

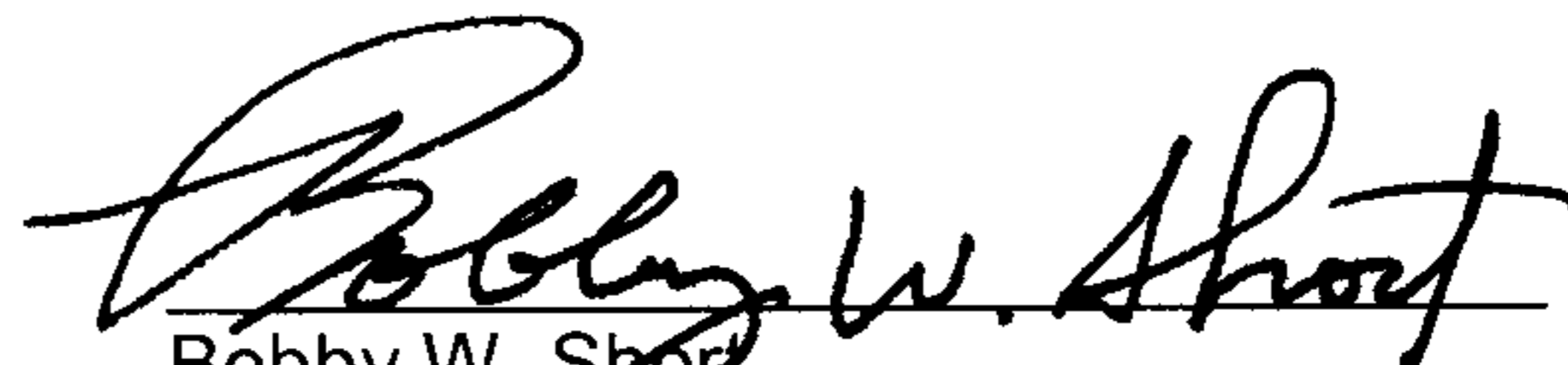
General and special taxes or assessments for 2012 and subsequent years not yet due and payable.
Building setback line reserved of 20 feet from Willow Cove Drive and Cove Landing as shown by plat.
Utility easements as shown by recorded plat, including 7.5 on southerly boundary and 5 feet within the building setback line.
Restrictions, covenants, and conditions as set out in Inst. #1999-3993, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 94, page 77, Deed Book 129, page 359, Deed Book 129, page 448 and Deed Book 130, page 79, in Probate Office.
Right(s)-of-Way(s) granted to South Central Bell, as set out in Real 52, page 996 and Real 42, page 971, in the Probate Office.
Restrictions, limitations and conditions as set out in Map Book 24, page 49, in said Probate Office.
Location of 30 foot power easement along Willow Cove Drive as shown by plat.

\$90,816.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this 29th December, 2011.

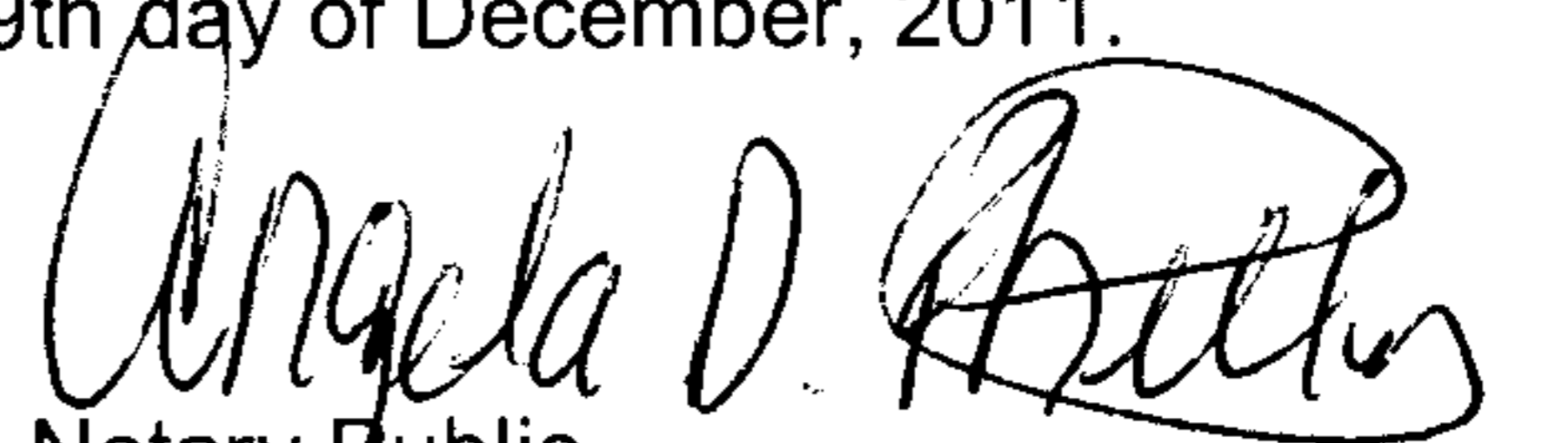

Bobby W. Short

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby W. Short, whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2011.




Notary Public
Print Name: Angela D. Phillips
My Commission Expires: 01/16/2012



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Shelby Cnty Judge of Probate: AL
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