

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: ERIC ROBERTS

(Address) 2100 SOUTHRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

name

2032 SWEETGUM DRIVE

address

BIRMINGHAM, ALABAMA 35244

**WARRANTY DEED-**

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY ONE THOUSAND AND NO/100-----

-----DOLLARS (\$221,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, MARK B. DIGNAN AND WIFE, KAY N. DIGNAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ERIC ROBERTS

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,  
to-wit:

LOT 410-A ACCORDING TO THE SURVEY OF A RESURVEY OF LOTS 409 AND 410 11TH  
ADDITION TO RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 9, PAGE 119 IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2001.

BUILDING LINE AND EASEMENTS AS SHOWN ON RECORD MAP.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS  
RECORDED IN VOLUME 127, PAGE 140.

RESTRICTIONS, COVENANTS, AND LIMITATIONS AS SET FORTH IN MISC. BOOK 14, PAGE  
536; MISC. BOOK 17, PAGE 550; MISC. BOOK 34, PAGE 549; MISC BOOK 56, PAGE 311  
AND VOLUME 354, PAGE 736.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN VOLUME 353, PAGE 574.

AGREEMENT WITH ALABAMA POWER COMPANY IN MISC. BOOK 56, PAGE 308.

\$209950.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.  
TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th  
day of June, 2001

IN WITNESS WHEREOF, we have unto set our hand(s) and seal(s), this 27<sup>TH</sup>  
day of JUNE, 2001.

Kay N Dignan (Seal)  
KAY N. DIGNAN

Mark B Dignan (Seal)  
MARK B. DIGNAN

BY: Mark B Dignan  
MARK B. DIGNAN AS ATTORNEY  
IN FACT FOR KAY N. DIGNAN

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that MARK B. DIGNAN 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 instrument, he executed the  
same voluntarily on the day the same bears date.

Given under my hand and seal 27<sup>TH</sup> day of JUNE, 2001.

Gene W. Gray, Jr.  
Notary Public  
Print Name: GENE W. GRAY, JR.  
Commission Expires: 11/09/02

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that MARK B. DIGNAN whose name as Attorney in Fact for  
KAY N. DIGNAN under that certain Durable Power of Attorney recorded on 7/10/01  
in 2001-28489 in the Probate Office of ~~JEFFERSON~~ SHELBY County  
Alabama, is signed to the foregoing instrument and is known to me,  
acknowledged before me on this day that, being informed of the contents of the  
instrument, she, in her capacity as such Attorney in Fact, executed the same  
voluntarily for and as the act of KAY N. DIGNAN on the day the same bears  
date.

Given under my hand and official seal this 27<sup>TH</sup> day of JUNE, 2001.

Gene W. Gray, Jr.  
Notary Public  
Print Name: GENE W. GRAY, JR.  
Commission Expires: 11/09/02

Inst # 2001-28490

07/10/2001-28490  
09:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MB 22.50