

This instrument was prepared by:  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

DAVID P. ROGERS, JR.  
Send Tax Notice To: BONNIE H. ARMOUR  
name 104 SAWMILL TRACE  
ALABASTER, AL 35007  
address

WARRANTY DEED-

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-----  
-----DOLLARS (\$145,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, JOHN D. LAMBERT, A SINGLE PERSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BONNIE H. ARMOUR AND DAVID P.  
ROGERS, JR., CHAPTER 13, TRUSTEE FOR THE DAVID P. ROGERS, JR. SETTLEMENT ACCOUNT

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

LOTS 34 AND 35 ACCORDING TO THE MAP AND SURVEY OF CAMP BRANCH ESTATES, SECOND  
ADDITION AS RECORDED IN MAP BOOK 11, PAGE 104 A & B IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2002.

RESTRICTIONS IN BOOK 154, PAGE 745; BOOK 207, PAGE 966 AND REAL VOLUME 240,  
PAGE 473.


RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN DEED BOOK 351, PAGE 25; BOOK  
133, PAGE 542 AND REAL VOLUME 270, PAGE 151.

RIGHT OF WAY GRANTED SOUTH CENTRAL BELL TELEPHONE COMPANY IN BOOK 25, PAGE  
797; BOOK 61, PAGE 366 AND DEED BOOK 342, PAGE 959.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES  
RELATING THERETO AS RECORDED IN BOOK 154, PAGE 744.

RIPAIRIAN RIGHTS OF OTHERS AS TO THE LAKE UPON WHICH THE PROPERTY FRONTS.

GRANTOR CONFIRMS THAT SUBJECT PROPERTY IS NOT WITHIN THE CORPORATE LIMITS OF  
ANY MUNICIPALITY.

  
20020429000201680 Pg 1/1 156.00  
Shelby Cnty Judge of Probate, AL  
04/29/2002 12:56:00 FILED/CERTIFIED

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, I have hereunto set my hand(s) and seal (s), this 24th  
day of April, 2002

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

  
JOHN D. LAMBERT

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

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