20050711000346430 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 07/11/2005 03:55:46PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED SIXTY SIX THOUSAND AND NO/100 DOLLARS (\$166,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, LESLEY CARMICHAEL LLOYD and spouse, JAMES B. LLOYD, III (GRANTORS) do grant, bargain, sell and convey unto JERRY B. BAGGETT (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 5-A, ACCORDING TO THE SURVEY OF STONE BROOK, 1ST SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 135 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 207 PAGE 380 AND REAL VOLUME 270 PAGE 83.

RESTRICTIVE AGREEMENT RECORDED IN REAL VOLUME 220 PAGE 339 AND ATTACHED AS EXHIBIT "A' THERETO.

EASEMENT FOR SANITARY SEWER LINES AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL VOLUME 194 PAGE 1 AND REAL VOLUME 194 PAGE 43.

DECLARATION OF PROTECTIVE COVENANTS RECORDED IN REAL VOLUME 194 PAGE 54; AND THE ARTICLES OF INCORPORATION OF STONEBROOK RESIDENTIAL ASSOCIATION, INC. RECORDED IN BOOK 41 PAGE 518; AND BY LAWS OF STONEBROOK RESIDENTIAL ASSOCIATION, INC. RECORDED IN BOOK 41 PAGE 530.

SEWER LINE EASEMENT RECORDED IN REAL VOLUME 107 PAGE 976.

EASEMENT TO WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM IN REAL VOLUME 265 PAGE 522.

EASEMENTS, BUILDING LINES AND RELEASE OF DAMAGES AS TO NATURAL LIME SINK HOLES AS SHOWN ON RECORDED MAP.

MINERALS AND MINING RIGHTS RECORDED IN DEED BOOK 327 PAGE 553; AND DEED BOOK 32 PAGE 183.

RESTRICTIONS RECORDED IN REAL VOLUME 288 PAGE 446-462, INCLUSIVE; REAL VOLUME 298 PAGE 884; REAL VOLUME 335 PAGE 542; REAL VOLUME 298 PAGE 903.

ALL 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 /O day of JUNE, 2005.

STATE OF ALABAMA COUNTY OF JEFFERSON

LESLEY/CARMICHAEL LLOYD

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **LESLEY CARMICHAEL LLOYD and JAMES B. LLOYD, III** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of JUNE

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

ommission Expires: 11/09/06

SEND TAX NOTICE TO:
JERRY B. BAGGETT
2031 STONEBROOK DRIVE
BIRMINGHAM, AL 35242
03-9-31-0-004-009.000-RR