



20060307000106240 1/2 \$278.50
Shelby Cnty Judge of Probate, AL
03/07/2006 11:41:57AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
2009 Sweetgum Drive
Hoover, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$264,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **MATT JOHNSON, AN UNMARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JOHN T. GAINES** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 423, according to the Survey of the Eleventh Addition to Riverchase Country Club, as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Reservation of mining and mineral rights in the instrument recorded in Volume 127, Page 140, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest; (b) 35-foot building setback line from Sweetgum Drive as shown on the recorded map of said subdivision; (c) Restrictions per recorded plat book regarding no access to Old U.S. Highway 31; (d) Restrictions as recorded in Deed Book 354, Page 546, Misc. Volume 14, Page 536, Misc. Volume 17, Page 550 and Misc. Volume 34, Page 549; (e) Restrictive covenants in favor of Alabama Power Company as recorded in Misc. Volume 56, Page 311; (f) Agreement with Alabama Power Company regarding underground residential utility distributions as recorded in Misc. Volume 56, Page 308; (g) Easement to the City of Birmingham Water Works Board as recorded in Deed Book 336, Page 206; (h) Right of way to Alabama Power Company as recorded in Volume 91, Page 353 and Volume 353, Page 574.

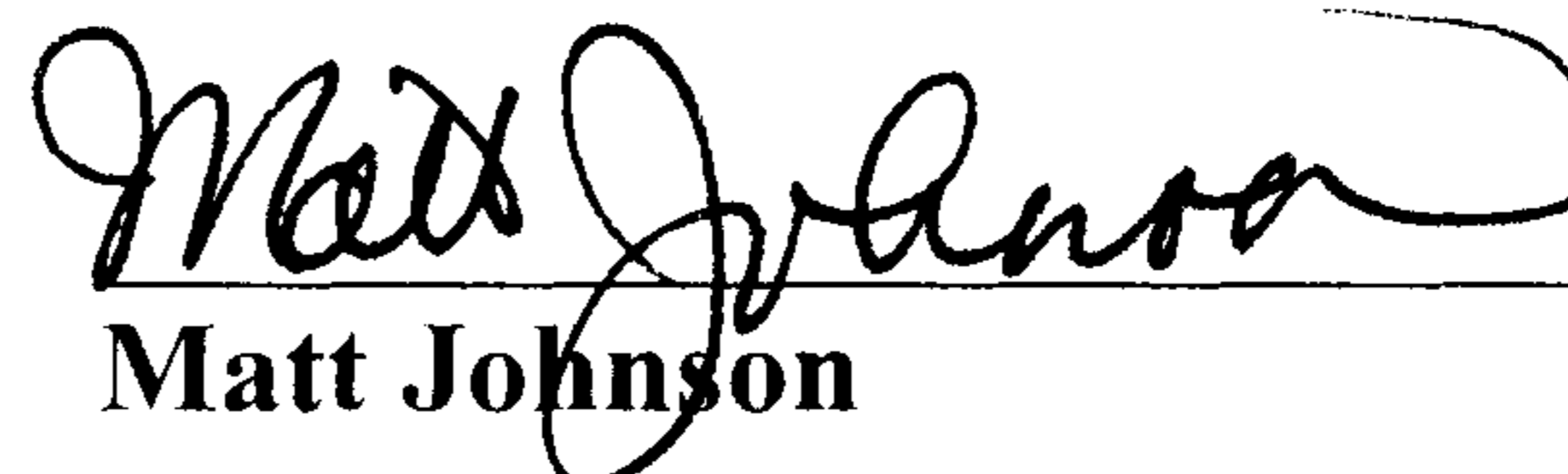
To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

28th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of February, 2006.

Shelby County, AL 03/07/2006
State of Alabama

Deed Tax: \$264.50

 (SEAL)
Matt Johnson



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STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **Matt Johnson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2006.



Notary Public

