20060329000146530 1/2 \$23.00 Shelby Cnty Judge of Probate, AL 03/29/2006 01:40:18PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

Shelby County, AL 03/29/2006 State of Alabama

Deed Tax:\$9.00

SEND TAX NOTICE TO: George M. Vaughn 2717 Countrywood Way Birmingham, AL 35243

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)	
	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY	

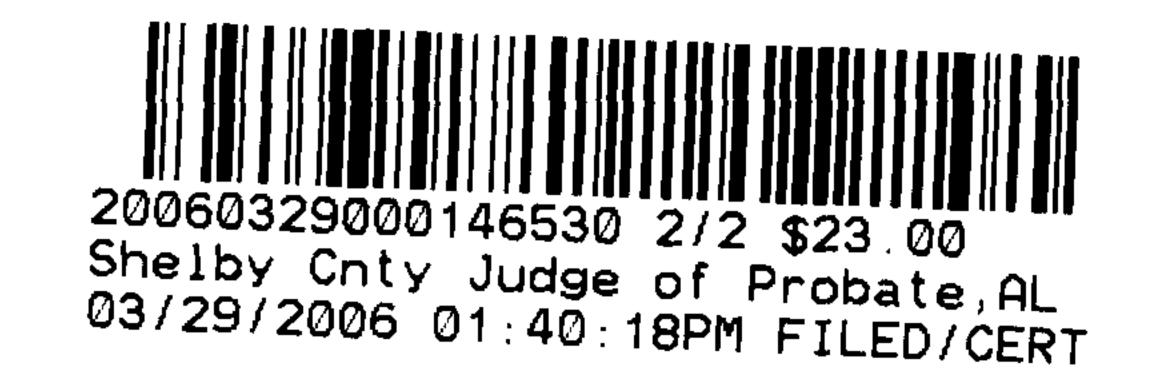
That in consideration of Three Hundred Nine Thousand and No/100, (\$309,000.00) DOLLARS, in hand paid to the undersigned, Charles R. Offutt, a single person, and Elizabeth Offutt, a single person, (hereinafter referred to as "GRANTORS"), by George M. Vaughn, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 2716, according to the Map and Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, Page 56 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2006.
- 2. Right of way granted to Alabama Power Company by instrument recorded in Book 167, Page 350.
- Title to all minerals within and underlying the premises, together within all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140.
- 4. Agreement with Alabama Power Company for underground residential distribution, as recorded in Book 153, Page 601.
- Terms, agreement sand right of way to Alabama Power Company as recorded in Book 153, Page 594.
- Restrictions appearing of record as setforth in Misc. Book 14, Page 536; Misc. Book 17, Page 550, Book 166, Page 623 and amended in Book 170, Page 709.
- 7. Restrictions, as shown by recorded map.
- 8. Certificate of Compliance as recorded in Misc. Book 34, Page 549.
- 9. Release of damages, as recorded in Book 170, Page 709.
- 10. A 35 foot building set back line from the Northwesterly and Southwesterly lot lines; 10 foot utility easement along the Northeasterly and southeasterly lot lines, as shown by recorded map.

\$	of the purchase price recited above was paid from the
proceeds of a purcha	se money mortgage executed simultaneously with delivery of this deed.



TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of March, 2006.

Charles R. Offutt

(SEAL)

(SEAL)

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles R. Offutt, a single person, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2006.

Mxxommission expires: 2170/03

THE STATE OF MOON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth Offutt, a single person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 32 nd_ day of March, 2006.

NOTARY PUBLIC

My commission expires: Jule 42005

OFFICIAL SEAL NOTARY PUBLIC - State of Arizona MARICOPA COUNTY MARICOPA COUNTY My Comm. Expires June 4, 2009

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