Send Tax Notice To:
Charles W. Point
605 Chesser Court
Chelsea, AL 35043
PID# 098270002048000

WARRANTY DEED

20060503000208460 1/2 \$218.00 Shelby Cnty Judge of Probate, AL 05/03/2006 03:56:43PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two Hundred Three Thousand Eight Hundred and 00/100 (\$203,800.00) to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Ivan Takao Haratani and Maria Lilia M.M. Haratani, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Charles W. Point

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 48, according to the Amended Map of Chesser Plantation, Phase 1, Sector 1, recorded in Map Book 31, Pages 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded under Inst. No. 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/03/2006 State of Alabama

Deed Tax: \$204.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of April, 2006.

van Takao Haratani

Maria Lilia M.m Haratani Haratani

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ivan Takao Haratani and Maria Lilia M.m Haratani husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 98/21/06/

OUR FILE NO.: 06046RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

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