## STATUTORY WARRANTY DEED Send Tax Notice To: Alan D. Datnoff This instrument was prepared by name 4604 Crossings Cove Larry L. Halcomb, Attorney (Name) (Address) Birmingham, Alabama 35209 address Birmingham, AL 35242 Corporation Form Warranty Deed Shelby Cnty Judge of Probate, AL 10/18/2006 02:22:08PM FILED/CERT STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, SHELBY COUNTY OF That in consideration of TWO HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED SIXTY FIVE AND NO/100 DOLLARS (287,365,00)to the undersigned grantor, Harbar Construction Company, Inc. a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Alan D. Datnoff (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, to-wit: Alabama Lot 331, according to the Map and Survey of Caldwell Crossings Sector 3, as recorded in Map Book 33, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights, together with release of damages, excepted. Subject to taxes for 2007. Subject to conditions on attached Exhibit "A". Subject to items on attached Exhibit "B": \$ 229,850.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith. of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever. Shelby County, AL 10/18/2006 State of Alabama Deed Tax: \$57.50 who is authorized IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Denney Barrow, to execute this conveyance, hereto set its signature and seal, this the 13th October 192006 day of\_ Harbar Construction Company, Inc. December 2000 September 2000 Se ATTEST: Denney Barrow, Vice President **ALABAMA** STATE OF **JEFFERSON** COUNTY OF Larry L. Halcomb, a Notary Public in and for said County, in said State, Denney Barrow hereby certify that Vice President Harbar Construction Company, Inc. , a corporation, is signed whose name as 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, as such officer and with full authority, executed the same voluntarily for

13th

day of

October

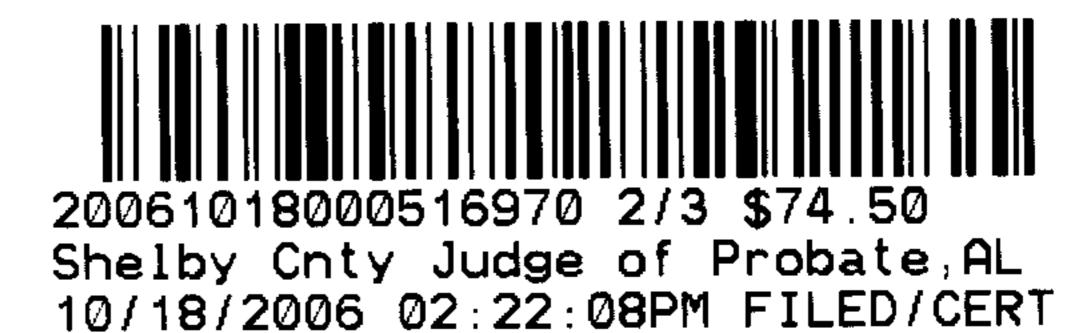
Larry L. Haloomb Notary Public

and as the act of said corporation.

Given under my hand and official seal, this the

My Commission Expires January 23, 20 📙

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permitees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, agents, employees, successors, managers, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.



## EXHIBIT "B"

Right of Way to Shelby County as recorded in Volume 233, Page 700, in Volume 216, Page 29, and in Volume 282, Page 115.

Right of Way to Alabama Power Company as recorded in Real Volume 142, Page 148.

Right of Way to the City of Hoover as recorded in Instrument #2000-40742, in Instrument #2000-40740 and in Instrument #2000-25988.

Easement for ingress and egress in Instrument #1997-20513.

Release of damages as set forth in instrument #1997-23467 and in instrument #20021230000652990.

Easement to Alabama Power Company as recorded in Instrument #20030612000368360 and in Instrument #20040204000057760.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #2002-02381, and amended in Instrument #20021209000613570 and further amended in Instrument #20030710000436650 and further amended in Instrument #20031030000724220 and further amended in Instrument #20041220000693340.

20061018000516970 3/3 \$74.50 Shelby Cnty Judge of Probate, AL

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