



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

CHARLES HAL MCKEWEEN 222 MEADOW CROFT CIR BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY SIX THOUSAND DOLLARS 00/100 (\$196,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, LAURA B. PATTERSON, UNMARRIED (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES HAL MCKEWEEN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 22, according to the Survey of Meadow Brook Townhomes, Phase III, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- 3. 20 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
- 4. 7.5 FOOT EASEMENT ALONG ½ OF EASTERLY PROPERTY LINE AS PER PLAT.
- 5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 66, PAGE 34 AND DEED BOOK 28, PAGE 581, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 23, PAGE 621, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK 75, PAGE 649.
- 8. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATIONS, PARTY WALLS, WALKWAYS AND ENTRANCE.

- 9. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 22, PAGE 4 IN THE PROBATE OFFICE.
- 10. SEWER EASEMENT AND CONNECTION AGREEMENT AS RECORDED IN REAL BOOK 58, PAGE 365.
- 11. INSTRUMENT DEDICATION FOR SEWER TO CAHABA WATER RENOVATION SYSTEMS, INC. AS RECORDED IN BOOK 81, PAGE 352.
- 12. COVENANTS, AGREEMENTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE BY-LAWS OF THE MEADOW BROOK TOWNHOMES ASSOCIATION AS RECORDED IN BOOK 30, PAGE 905.

\$196,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 the said GRANTEES, 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 all encumbrances, unless otherwise noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LAURA B. PATTERSON, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of December, 2006.

LAURA B. PATTERSON, BY HER ATTORNEY IN FACT, MARCIA THOMPSON

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARCIA THOMPSON whose name(s) as attorney in fact for LAURA B. PATTERSON, 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, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 28TH day of DECEMBER, 2006.

Notary Public

My commission expires:

9.29.201