Shelby County, AL 01/30/2007 State of Alabama

Deed Tax: \$33.50

## (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

RHONDA JOHNSON 612 TREYMOOR LAKE CIRCLE ALABASTER, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

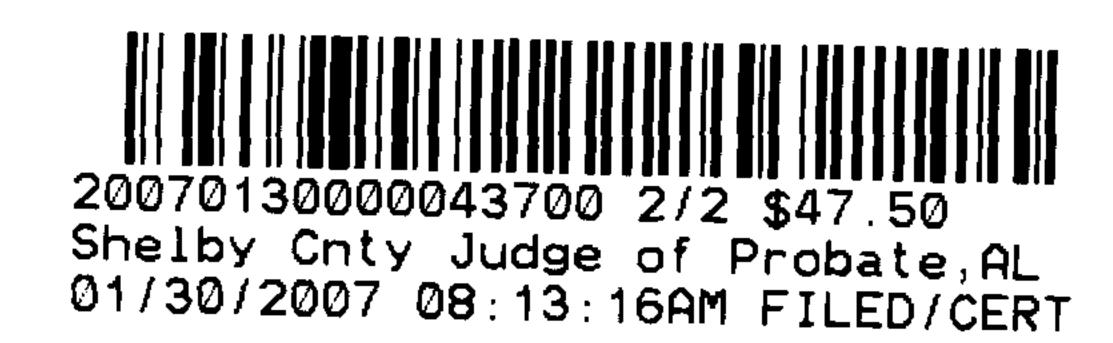
## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$133,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, SHELLY R. DOE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RHONDA JOHNSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 600, according to the Survey of Weatherly Aberdeen Sector 18, as recorded in Map Book 21, Page 148, Shelby County, Alabama Records.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. 10 FOOT EASEMENT ALONG WEST LOT LINE AS PER PLAT.
- 3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 1996-38572 AND AMENDED IN INST. NO. 1996-39753.
- 4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL 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 INST. NO. 1996-22996.
- 5. LAKE COVENANTS AS RECORDED IN INST. NO. 1996-38574.
- 6. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILLITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN INST. NO. 1996-39753.
- 7. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS AS RECORDED IN INST. NO. 9407/0356.
- 8. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN INST. NO. 1995-6002.
- 9. COVENANTS AND AGREEMENT FOR WATER SERVICES AND TAP FEES AS RECORDED IN INST. NO. 1995-6003.
- 10. NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SET OUT IN INST. NO. 1993-37547, AS ASSIGNED IN INST. NO. 1993-40410.



- 11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 21, PAGE 148.
- 12. LESS AND EXCEPT ANY PORTION LYNG WITHIN THE LAKE.
- 13. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.
- 14. RESTRICTIONS AS RECORDED IN INST. NO. 1997-3072.

\$100,425.00 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, SHELLY R. DOE, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of January, 2007.

SHELLY R. DOE

NOTARY

THINING STATE AND STATE AN

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHELLY R. DOE, 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, or they executed the same voluntarily on the day the same bears date.

Notary Public

My commission expires:

7.27.2010

Given under my hand this the 24th day of January, 2007.