STATUTORY WARRANTY DEED

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Margaret Ramer
name
5197 Crossings Parkway
address
Birmingham, AL 35242

20070131000046200 1/3 $426.50
Shelby Cnty Judge of Probate, AL
01/31/2007 09:21:42AM FILED/CERT

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Nine Thousand Five Hundred Thirty Five and no/100 ($409,535.00) Dollars

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 Margaret Ramer

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 463, according to the Map and Survey of Caldwell Crossings, Sector 4, Phase 2, The Sanctuary, as recorded in Map Book 36, Page 149, 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".

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

Shelby County, AL 01/31/2007
State of Alabama

Deed Tax:$409.50

IN WITNESS WHEREOF, the said GRANTOR by its President, Denney Barrow, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of January, 20 2007.

ATTEST:

HARBAR CONSTRUCTION COMPANY, INC.

By _____
Denney Barrow, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Larry L. Halcomb a Notary Public in and for said County, in said State,

hereby certify that Denney Barrow

whose name as President of Harbar Construction Company, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of January, 20 2007

My Commission Expires January 23, 2010

_____
Larry L. Halcomb Notary Public

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EXHIBIT "A"

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, or 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, managers, agents, employees, successors, assigns, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

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EXHIBIT "B"

Easement of variable width running along the Rear of lot as shown by recorded map.

Right of Way to Alabama Power Company recorded in Book 220, Page 67 and Book 217, Page 750, Instrument #20050803000391990, Instrument #20050803000391980, Instrument #2006020100052420 and in Instrument #2004020400057770.

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 Misc. Volume 27, Page 381, Instrument #1997-23467, Instrument #20060426000194980 and Instrument #20050322000127490 and in Instrument #20050322000127490.

Agreement with City of Hoover as recorded in Instrument #20050322000127490.

Easement as shown in Instrument #1993-31528 and in Instrument #1993-31529.

Title to all oil, gas and minerals within and underlying the premises, together with all oil 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 Real Volume 319, page 293 in the Probate Office of Shelby County, Alabama.

Any riparian rights with respect to Moon Glow Lake bordering property.

Easement to the City of Hoover as shown in Instrument #2000-25987.

Power lines, drainage and other matters as shown on survey of Paragon Engineering, Inc., dated 05/07/97 and on survey of Laurence D. Weygand dated 01/22/05.

Memorandum of Lease to Foresite, LLC, as shown in Instrument #20021217000632730.

Amendment to Restrictive Covenants (Sanctuary) as recorded in Instrument #20060516000230000.