



20070302000095430 1/2 \$223.00  
 Shelby Cnty Judge of Probate, AL  
 03/02/2007 12:50:04PM FILED/CERT

Shelby County, AL 03/02/2007  
 State of Alabama

Deed Tax: \$209.00

**SEND TAX NOTICE TO:**  
 Lualhati E. Harkins  
 4526 Lake Valley Drive  
 Hoover, AL 35244

This instrument was prepared by  
**Shannon E. Price, Esq.**  
**P. O. Box 19144**  
**Birmingham, AL 35219**

**WARRANTY DEED**

**STATE OF Alabama**

**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Nine Thousand and No/100 Dollars (\$209,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,  
**Michael O. Vann and wife, Susan H. Vann** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Lualhati E. Harkins, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real  
 estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 9, ACCORDING TO THE SURVEY OF SOUTHLAKE TOWNHOMES,  
 AS RECORDED IN MAP BOOK 12, PAGE 78, IN THE OFFICE OF THE  
 JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007

2. Municipal improvements assessments and fire district dues against subject property, if any.

3. 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.

4. 5' easement rear as shown on recorded Map Book 12, Page 78.

5. Riparian and other rights created by the fact that the subject property lies adjacent to Southlake.

6. Easement to Alabama Power Company as shown by instrument as recorded in Real 114, Page 134.

7. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use recorded in Real 160, Page 492.

8. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367; Articles of Incorporation of Southlake Townhomes Owners Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 12, Page 78.

9. 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, foundation, party walls, walkways and entrance.

10. 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 of property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140.

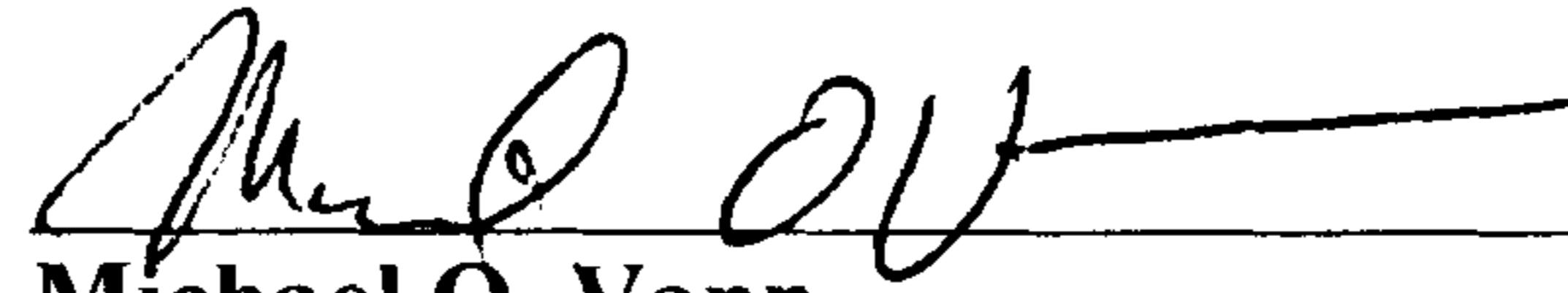
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**s, 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 **GRANTEE**s, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February 21, 2007

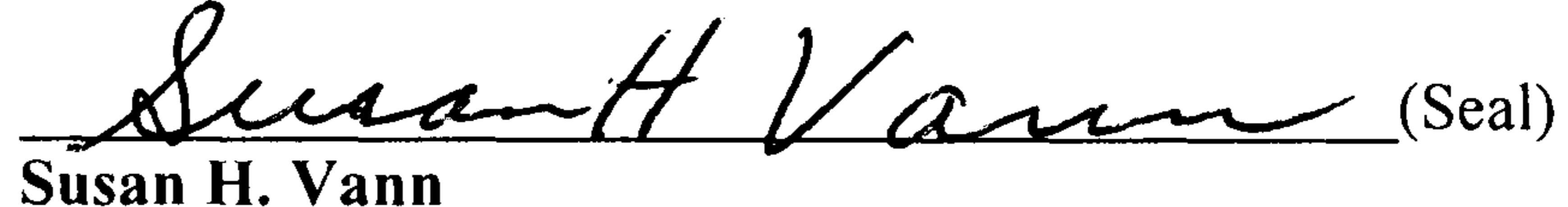


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(Seal)

Michael O. Vann



(Seal)

Susan H. Vann

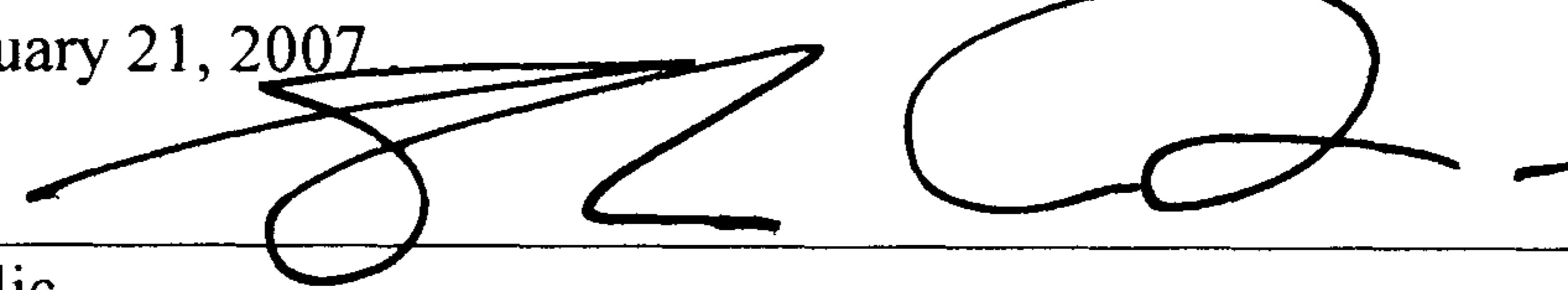
STATE OF Alabama

**General Acknowledgment**

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael O. Vann** and **wife, Susan H. Vann** 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this February 21, 2007



Notary Public.