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20070319000121540 1/2 \$43.00  
Shelby Cnty Judge of Probate, AL  
03/19/2007 08:12:56AM FILED/CERT

Shelby County, AL 03/19/2007  
State of Alabama

Deed Tax: \$29.00

(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

SARAH C. KALLERSON  
2216 FOREST LAKES LANE  
STERRETT, AL 35147

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED NINETY ONE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$191,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JASON S. STOREY and ALISON R. STOREY, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SARAH C. KALLERSON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 99, according to the Survey of Forest Lakes Sector 2, Phase 2, as recorded in Map Book 29, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.**

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. 7.5 FOOT EASEMENT ON SOUTH PROPERTY LINE AND 10 FOOT EASEMENT ON NORTH PROPERTY LINE AS SHOWN ON RECORDED MAP.
3. 15 FOOT BUILDING LINE ON FOREST LAKES LANE AS SHOWN ON RECORDED MAP.
4. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN BOOK 53, PAGE 262 AND DEED BOOK 331, PAGE 262, TOGETHER WITH APPURTENANT RIGHTS TO USE THE SURFACE.
5. PERMIT AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 139, PAGE 127; DEED BOOK 236, PAGE 829; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 323; DEED BOOK 133, PAGE 210; REAL VOLUME 31, PAGE 255 AND DEED BOOK 124, PAGE 519.
6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 228, PAGE 339 AND BOOK 228, PAGE 341.
7. RESTRICTIONS AS RECORDED ON MAP BOOK 29, PAGE 114.
8. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 2002-17094.
9. EASEMENT TO SHELBY COUNTY FOR INGRESS AND EGRESS AS RECORDED IN INST. NO. 1993-03955; INST. NO. 1993-03957; INST. NO. 1993-03959; INST. NO. 1993-03960; INST. NO. 1993-03961; INST. NO. 1993-03964; INST. NO. 1993-03965 AND INST. NO. 1993-03966.
10. CERTIFICATION OF ANNEXATION ORDINANCE AS RECORDED IN INST. NO. 2002-14968.

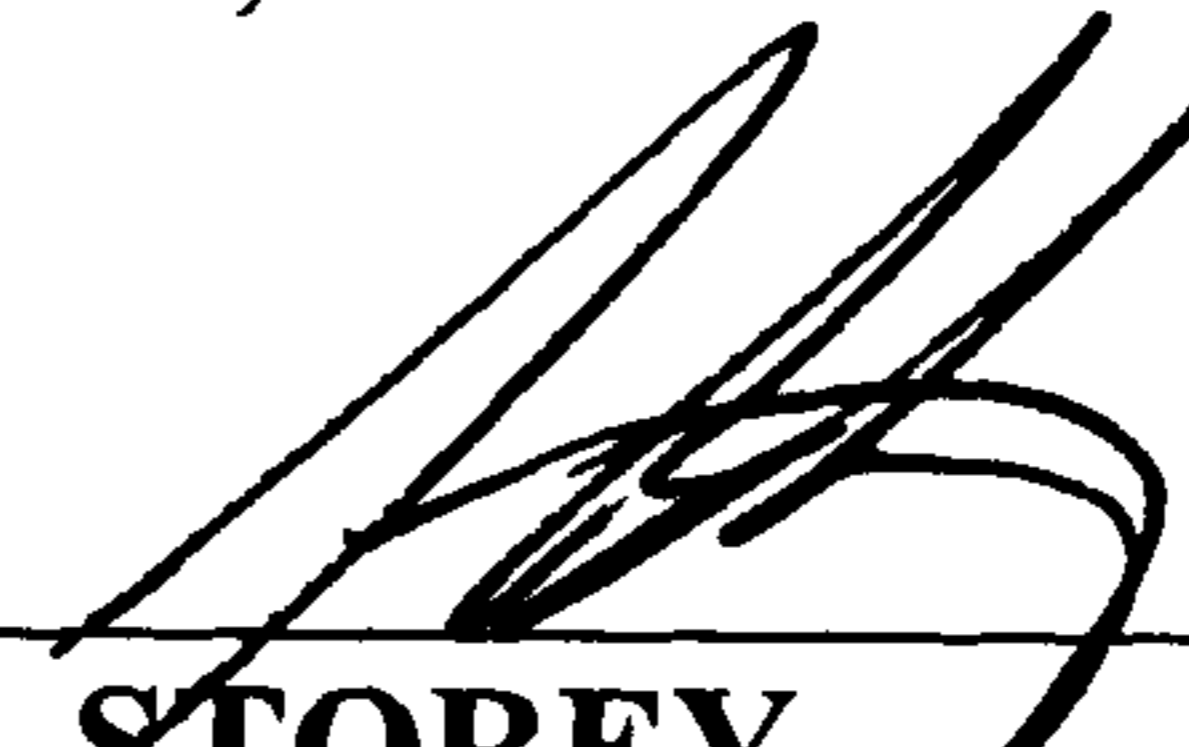
\$153,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

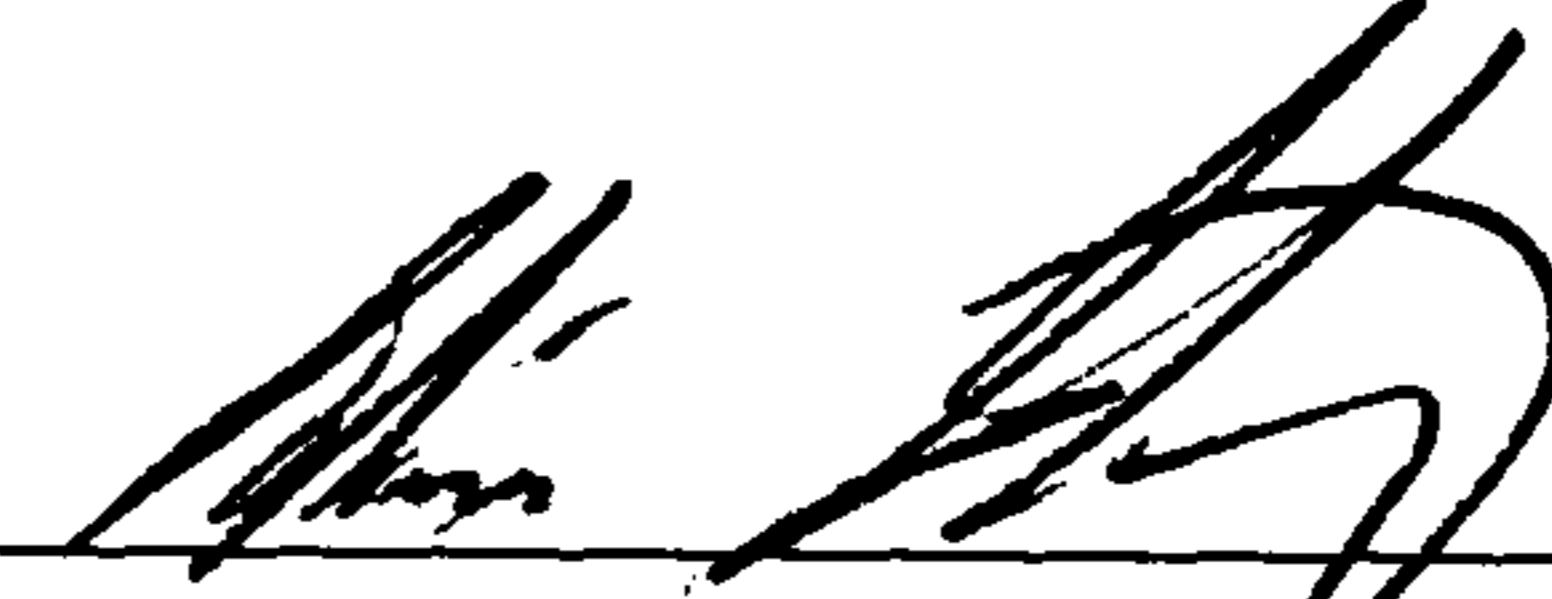

\$9,575.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

**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, **JASON S. STOREY and ALISON R. STOREY, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of March, 2007.

  
\_\_\_\_\_  
**JASON S. STOREY**

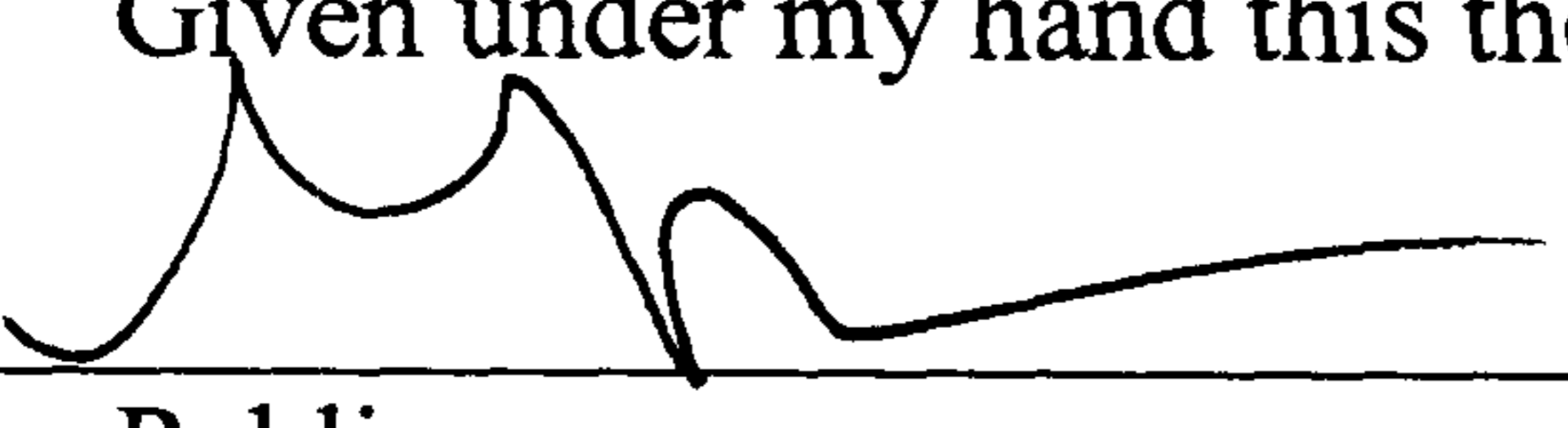
  
\_\_\_\_\_  
**ALISON R. STOREY**  
By and Through her Attorney in Fact,  
Jason S. Storey 

**STATE OF ALABAMA  
COUNTY OF SHELBY**

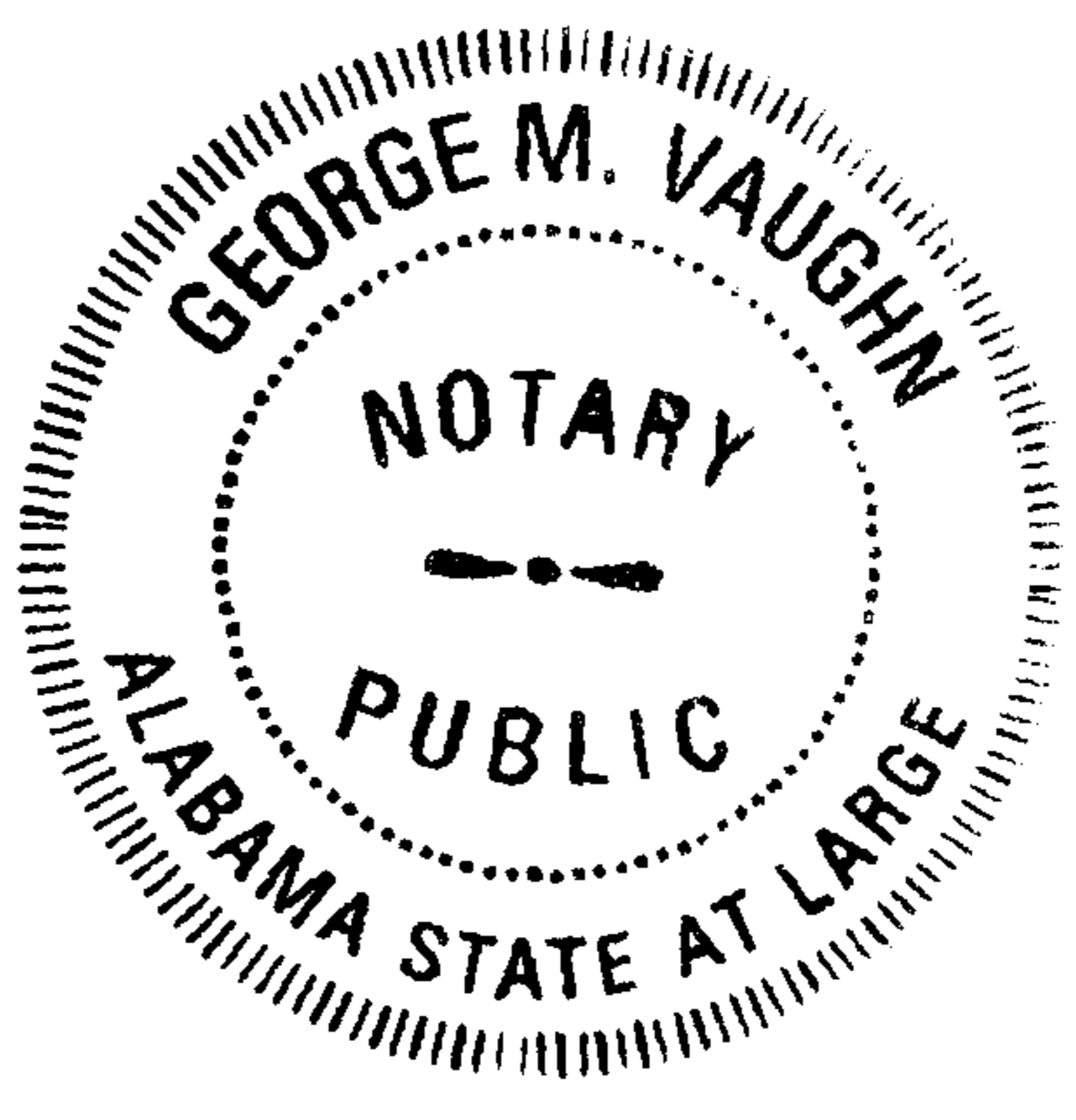
**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JASON S. STOREY**, 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.

Given under my hand this the 9th day of March, 2007.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.2010

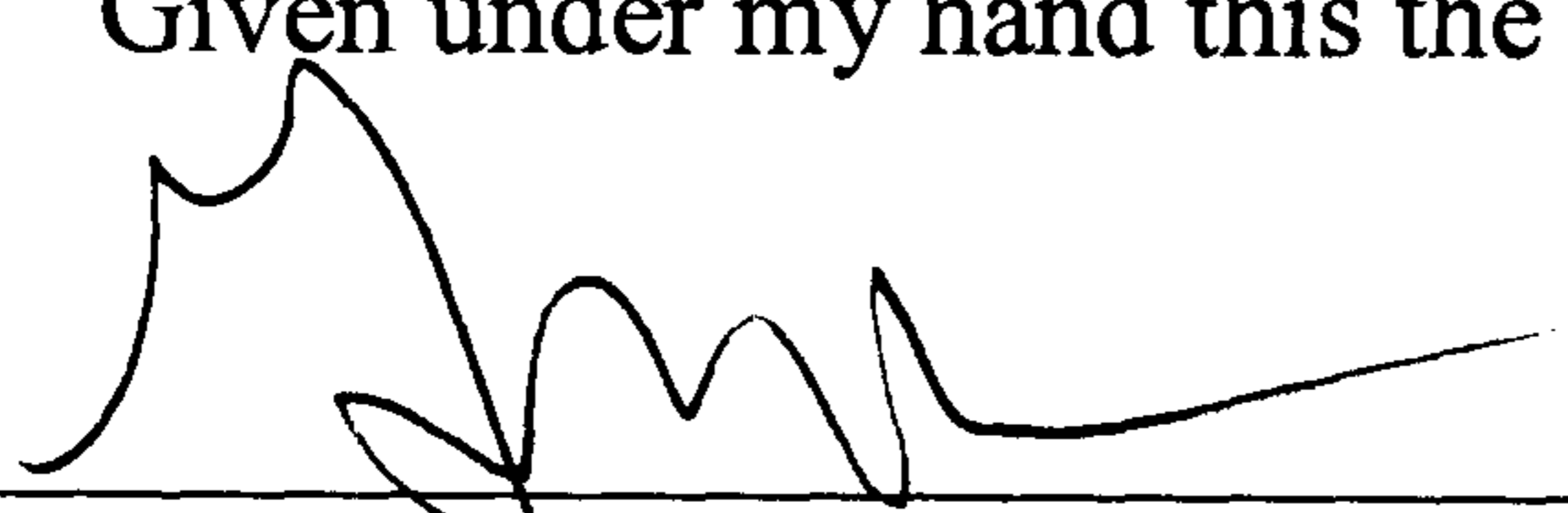


**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JASON S. STOREY** whose name(s) as attorney in fact for **ALISON R. STOREY**, 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 9<sup>TH</sup> day of MARCH, 2007.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.2010

