20070501000201010 1/1 \$311.00 Shelby Cnty Judge of Probate, AL 05/01/2007 01:45:43PM FILED/CERT

STATE OF ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, THE CHILDRENS HOSPITAL OF ALABAMA, a corporation, (GRANTOR) does grant, bargain, sell and convey unto SCOTT ALFORD and LISA MARIE ALFORD (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 11, BLOCK 8, ACCORDING TO THE SURVEY OF AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007.

EASEMENTS AND BUILDING LINES AS SHOWN ON RECORD MAP.

RIGHT OF WAY GRANTED TO ALABAMA COMPANY AS RECORDED IN DEED BOOK 331, PAGE 845; REAL BOOK 360, PAGE 23, and REAL BOOK 365, PAGE 819.

RESTRICTIONS AS RECORDED IN MISC. BOOK 38, PAGE 380, AND AMENDED BY MISC. BOOK 39, PAGE 876.

TERMS, AGREEMENTS AND RIGHT OF WAY GRANTED ALABNAMA POWER COMPANY IN MISC. BOOK 38, PAGE 454.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM IN MISC. BOOK 38, PAGE 455.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALLMINING 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 BOOK 44, PAGE 546.

GRANTOR WARRANTS THAT THERE ARE NO UNPAID BILLS AS CONCERNS WORK, LABOR, OR MATERIALS IN REGARD TO ANY WORK DONE IN, ON OR AROUND SUBJECT PROPERTY IN THE LAST 180 DAYS; THERE ARE NO OUTSTANDING CHARGES DUE FOR FIRE DUES, LIBRARY DUES, OR HOME OWNERS' ASSOCIATION DUES, AND ALL ACCOUNTS FOR SAME ARE PAID CURRENT.NO PARTIES ARE IN POSSESSION OF, OR HAVE RIGHTS TO ACCESS THE SUBJECT PROPERTY OTHER THAN THE GRANTOR.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

The GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the hereinabve described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through and under GRANTOR, but no further or otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 7 day of APRIL, 2007.

THE CHILDRENS HOSPITAL OF ALABAMA

STATE OF ALABAMA)

COKE S. MATTHEWS, III

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that COKE S. MATTHEWS, III, whose name as VICE PRESIDENT of THE CHILDRENS HOSPITAL OF ALABAMA, 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 said 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 of office this to day of APRIL, 2007.

Motary Public

Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO: SCOTT ALFORD

LISA MARIE ALFORD 2760 BERKLEY DR. BIRMINGHAM, AL 35242 #10-1-11-0-005-007.000