

Send tax notice to:
Erin Jamorski
9058 Brookline Lane
Helena, AL 35080

STATE OF ALABAMA
Shelby County

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

BES0700189

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Two Thousand Nine Hundred and 00/100 Dollars (\$122,900.00) in hand paid to the undersigned, Shannon M. Hurt, an unmarried man (hereinafter referred to as "Grantor") by Erin Marie Jamorski (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 113, according to the Map and Survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

A 20 foot building line from Brookline Lane containing a 10 foot easement and a 10 foot easement along North lot line as shown on recorded map(s).

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 as recorded in Deed Book 324, Page 62, in the Probate Office of Shelby County, Alabama.

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 Instrument # 2000-17451.

Easement to Alabama Power Company as recorded in Real 1, Page 332, in the Probate Office of Shelby County, Alabama.

Easement to Public as recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County as set forth in Deed Book 154, Page 384, in the Office of the Judge of Probate of Shelby County, Alabama.

Easement to Town of Helena as recorded in Deed Book 305, Pages 394, 396, 398, 400 and 402, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as recorded in Deed Book 258, Page 49; Deed Book 113, Page 6, supplemented by Deed Book 258, Page 47, in the Probate Office of Shelby County, Alabama.

Easement to Southern Natural Gas as recorded in Deed Book 88, Page 551; Deed Book 146, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155, in the Probate Office of Shelby County, Alabama.

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 as recorded in Deed Book 324, Page 362, in the Probate Office of Shelby County, Alabama.

Restrictive covenants recorded in Instrument # 2000-17451.

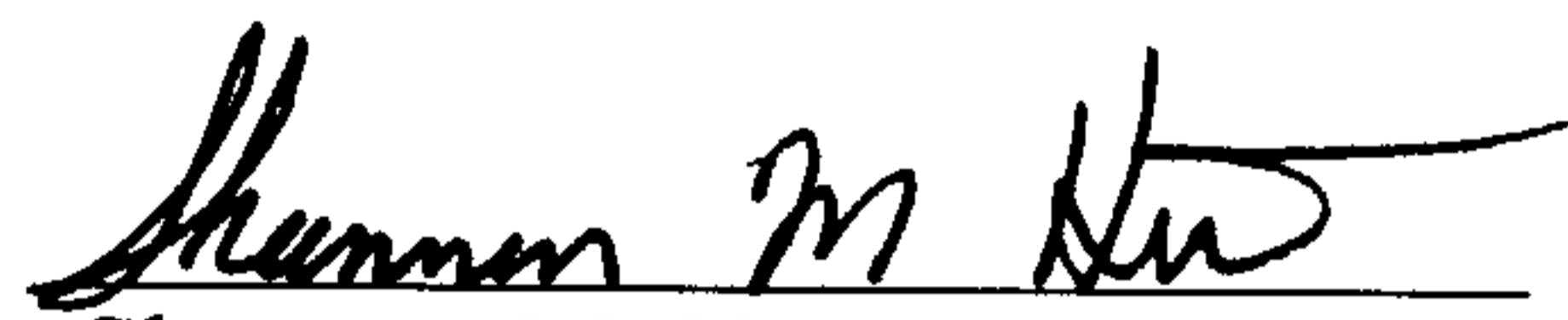
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Shelby Cnty Judge of Probate, AL
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\$122,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 30th day of April, 2007.


Shannon M. Hurt

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon M. Hurt, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April 2007

(Notary Seal)


FAYE ELLEN ADKINS
Notary Public
Print Name:
Commission Expires:

