

Send Tax Notice To:  
813 Ballantrae Parkway  
Pelham, AL 35124

STATE OF ALABAMA )  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

THIS IS A GENERAL WARRANTY DEED executed and delivered this 25th day of May, 2007, by Southfirst Mortgage, a Corporation (the "Grantor"), to Willie Henderson and Joan Marie Henderson, joint with right of survivorship (hereinafter referred to as the "Grantees").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One Hundred Fourteen Thousand Dollars and no/100ths (\$405,000.00) and other valuable consideration in hand paid by Grantees to the Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantees, the following described real estate situated in Shelby County, Alabama; to-wit:

Lot 203, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10 A, B, and C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said parcels.

This conveyance is subject to the following:

1. Ad valorem taxes for the current tax year, which Grantees herein assume and agree to pay.
2. Restriction appearing of record in Instrument # 20031001000660220
3. Private Road Easement as recorded in Instrument Number 1996-39741.
4. Easement for egress/ingress and public utilities as recorded in Instrument Number 1999-47153.
5. Agreement as recorded in Instrument Number 2001-49511 and 2001-44895.
6. Grant of Easement as recorded in Instrument Number 1995-6002.
7. Mineral and mining rights excepted
8. Covenant for Storm Water Run-off Control as recorded in Instrument # 20031218000813810.
9. Easement and building lines as shown on recorded plat
10. All outstanding rights of redemption in favor of all persons entitled to redeem pursuant to that foreclosure deed recorded in Instrument #20070329000141490.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantor does for herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

\$384,750.00 of the above consideration was paid from the proceeds of a mortgage loan closing simultaneously herewith

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21<sup>st</sup> day of May, 2007.

SouthFirst Mortgage

by, *Sandra H. Stephens*  
Its CEO

STATE OF Alabama

Shelby County, AL 05/29/2007  
State of Alabama

Deed Tax: \$20.50

COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra H. Stephens, whose name as CEO of SouthFirst Mortgage, 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/she, 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 21<sup>st</sup> day of May, 2007.

*Jammy G. Waldrop*  
NOTARY PUBLIC  
My Commission expires: MY COMMISSION EXPIRES JAN. 10, 2010  
AFFIX SEAL

2007-001230