



20070705000315740 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
07/05/2007 10:50:36AM FILED/CERT

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Thynancy Luu
name
1064 Southlake Cove
address
Hoover, AL 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED THIRTY THOUSAND AND NO/100-----
-----DOLLARS (\$430,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Glenn W. Williamson and wife, Beverly B. Williamson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Thynancy Luu

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 51, according to the Survey of Southlake Cove, as recorded in Map Book 12,
Page 98, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2007.
Subject to items on attached Exhibit "A".

\$ 387,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Glenn W. Williamson is the surviving grantee of that deed recorded in Inst.
#2000-13700 in the Probate Office of Shelby County, Alabama; the other
grantee, Donna B. Williamson, having died on or about the 21st day
of December, 2003.

Shelby County, AL 07/05/2007
State of Alabama
Deed Tax: \$43.00

TO HAVE AND 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 GRANTEES,
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, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 28th
day of June, 2007

_____(Seal) Glenn W. Williamson (Seal)
_____(Seal) Beverly B. Williamson (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Glenn W. Williamson and wife, Beverly B. Williamson
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 28th day of June A.D., 2007
Larry L. Halcomb Notary Public

My Commission Expires January 23, 2010



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EXHIBIT "A"

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

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Easement and building lines as shown on recorded map.

Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 160, Page 495, in the Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company as set forth in Real 230, Page 795.

Agreement with Alabama Power Company as recorded in Real 215, Page 405 and Real 215, Page 521.

Notice of Permitted Land Uses as recorded in Real 160, Page 492.

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 127, Page 104, in the Probate Office of Shelby County, Alabama.