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20070727000351270 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/27/2007 03:18:35PM FILED/CERT

(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

KATRINA CAMERON
1520 COUNTY ROAD 95
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS 00/100 (\$155,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOHN G. CORBETT and OXANA CORBETT, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KATRINA CAMERON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 1 ACCORDING TO THE SURVEY OF PORTSOUTH THIRD SECTOR AS RECORDED IN MAP BOOK 7 PAGE 110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. EASEMENTS BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 318 PAGE 11.
4. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 29 PAGE 557.
5. TERMS AGREEMENTS AND RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN MISC BOOK 29 PAGE 406.
6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN MISC BOOK 29 PAGE 406.
7. AGREEMENT WITH PLANTATION PIPE COMPANY AS RECORDED IN MISC BOOK 26 PAGE 104.
8. RESERVATIONS RIGHTS AND AGREEMENTS RECORDED IN DEED BOOK 346 PAGE 97.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES.
10. RIGHT OF WAY GRANTED TO COLONIAL PIPELINE AS RECORDED IN DEED BOOK 223 PAGE 431.

\$158,332.00 of the consideration herein was derived from a 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, **JOHN G. CORBETT and OXANA CORBETT, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of July, 2007.

John G. Corbett, By and Through his Attorney in Fact, Patricia S. Bowness

JOHN G. CORBETT, BY AND THROUGH HIS ATTORNEY IN FACT, PATRICIA S. BOWNESS

Oxana Corbett, By and Through her Attorney in Fact, Patricia S. Bowness

OXANA CORBETT, BY AND THROUGH HER ATTORNEY IN FACT, PATRICIA S. BOWNESS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PATRICIA S. BOWNESS whose name(s) as attorney in fact for JOHN G. CORBETT AND OXANA CORBETT, 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 20TH day of JULY, 2007.

Notary Public

My commission expires: 9-29-2010

