

16141

20070831000412880 1/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
08/31/2007 02:28:58PM FILED/CERT

Shelby County, AL 08/31/2007  
State of Alabama

Deed Tax: \$13.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

JUSTIN LAWAYNE HAMPTON  
388 WALKER WAY  
PELHAM, AL 35124

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$135,000.00)** to the undersigned grantor, BANKFIRST, A STATE CHARTERED BANK, a/an , in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **JUSTIN LAWAYNE HAMPTON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 314 ACCORDING TO THE MAP AND SURVEY OF AMENDED MAP OF THE VILLAGE AT STONEHAVEN PHASE 3 FIRST ADDITION AS RECORDED IN MAP BOOK 28 PAGE 27 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. COVENANT FOR STORM WATER RUNOFF CONTROL AS SET OUT IN DEED RECORDED IN INSTRUMENT #2001-20221.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 200218726 DEED BOOK 121 PAGE 409 AND DEED BOOK 138 PAGE 56.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AS SHOWN ON RECORDED MAP.
6. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 200111538 INSTRUMENT 20040901000050432 IN INSTRUMENT 200111531 AND INSTRUMENT 2004091000050445.
7. EASEMENT TO CITY OF PELHAM AS RECORDED IN INSTRUMENT 19947090.
8. RIGHTS OF WAY TO COLONIAL PIPELINE CO AS RECORDED IN DEED BOOK 268 PAGE 817 DEED BOOK 223 PAGE 37 AND DEED BOOK 224 PAGE 754.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
10. ALL RIGHTS OUTSTANDING BY REASON OF STATUTORY RIGHT OF REDEMPTION FROM FORECLOSURE OF THAT CERTAIN MORTGAGE GIVEN BY KIMBERLY M. GLENN AND BRIAN G. GLENN TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR BANKFIRST, A STATE CHARTERED BANK RECORDED IN INSTRUMENT 20060322000133860 IN THE PROBATE

OFFICE OF SHELBY COUNTY, ALABAMA. SAID FORECLOSURE  
BEING EVIDENCED BY FORECLOSURE DEED TO BANK FIRST, A  
STATE CHARTERED BANK RECORDED IN INSTRUMENT  
20070717000334330 IN SAID PROBATE OFFICE.

\$121,500.00 of the consideration herein was derived from a mortgage closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said  
GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said  
premises; that they are free from all encumbrances, unless otherwise noted above; that it has a  
good right to sell and convey the same as aforesaid, and that it will and its successors and assigns  
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 GRANTOR, **BANKFIRST, A STATE  
CHARTERED BANK**, by James A Lund its  
Vice President, who is authorized to execute this conveyance, has hereunto  
set its signature and seal, this the 28th day of August, 2007.

**BANKFIRST, A STATE CHARTERED BANK**

By:  
As:

James A. Lund  
Vice President

**STATE OF ALABAMA)**

**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify  
that James A. Lund, whose name as Vice President  
of **BANKFIRST, A STATE CHARTERED BANK**, a/an , 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 or she, as such officer and with full authority, executed the same  
voluntarily for and as the act of said .

Given under my hand this the 28th day of August, 2007.

Patricia Anne Moir  
Notary Public

My commission expires: 1/31/2010

