

16255



20071120000532160 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
11/20/2007 03:19:33PM FILED/CERT

Shelby County, AL 11/20/2007
State of Alabama

Deed Tax: \$15.00

(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

HUGH E. O'SHEA
116 GREYSTONE GLEN DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$299,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **MICHEAL TERRY TATUM, AN UNMARRIED PERSON** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **HUGH E. O'SHEA**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama, to-wit:**

LOT 5 ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE SECTOR ONE AS RECORDED IN MAP BOOK 15 PAGE 97 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

****MICHEAL TERRY TATUM IS ONE AND THE SAME AS MICHAEL TERRY TATUM AS INCORRECTED SPELLED IN THE DEED RECORDED IN INSTRUMENT 20041210000676540****

SUBJECT TO:

1. TAXES FOR THE YEAR 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYBLE UNTIL OCTOBER 1, 2008.
2. BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 121 PAGE 294 AND DEED BOOK 60 PAGE 260 TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURVACE.
4. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE AS RECORDED IN DEED BOOK 301 PAGE 799.
5. COVENANT AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL 235 PAGE 574.
6. TERMS PROVISIONS COVENANTS CONDITIONS RESTRICTIONS EASEMENTS CHARGES ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN REAL 346 PAGE 873 AND 1ST AMENDMENT IN REAL 280 PAGE 635 REAL 346 PAGE 848 AND 2ND AMENDMENT IN REAL 380 PAGE 639 AND SUBSEQUENT AMENDMENTS THERETO.
7. CABLE AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP AND SHELBY CABLE INC. AS RECORDED IN REAL 350 PAGE 545.

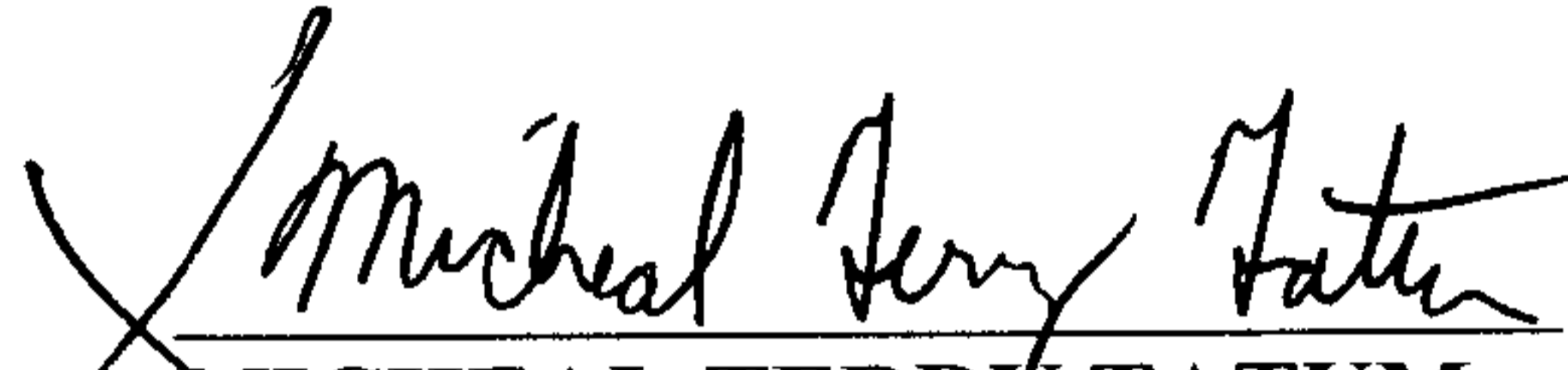
- 8. EASEMENT AGREEMENT AND PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 380 PAGE 639 INSTRUMENT NO 1992-26824 AND REAL BOOK 386 PAGE 389.
- 9. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL VOLUME 265 PAGE 96.

\$284,905.00 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, **MICHEAL TERRY TATUM, AN UNMARRIED PERSON**, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of November, 2007.

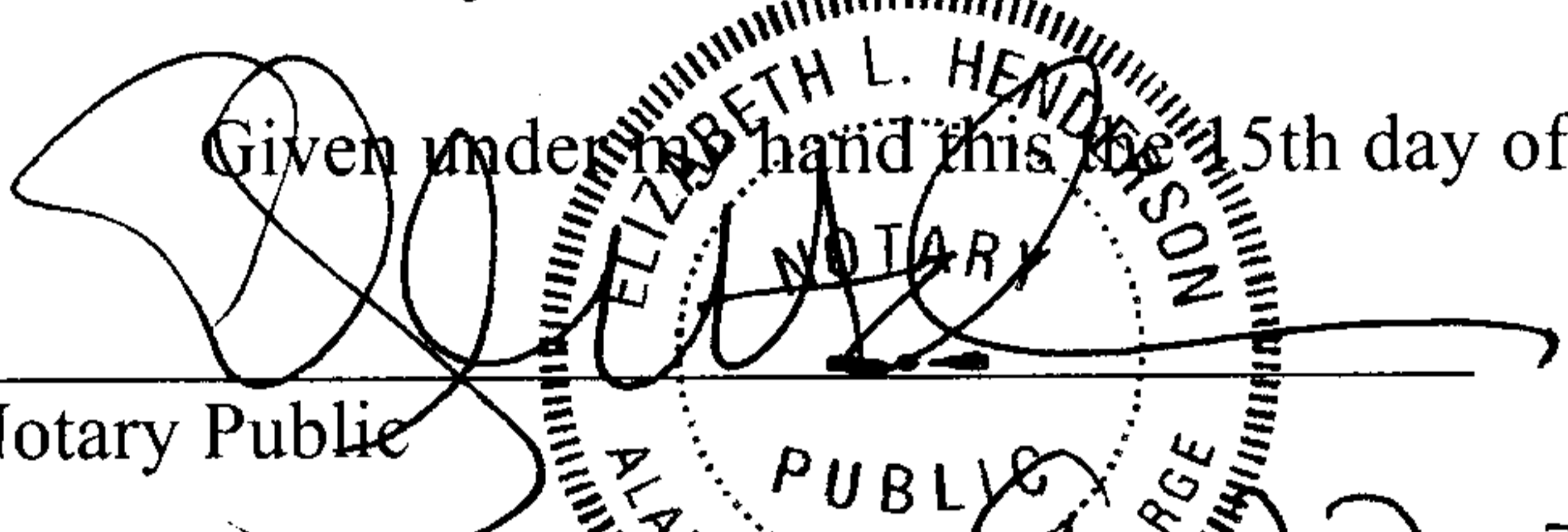

MICHEAL TERRY TATUM

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MICHEAL TERRY TATUM, AN UNMARRIED PERSON**, whose name(s) 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of November, 2007.


Notary Public

My commission expires 