

*Consideration
\$ 64,200*

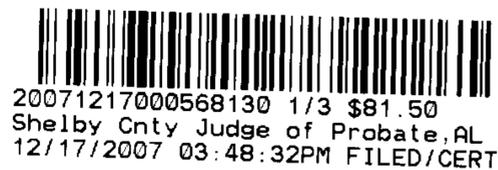
Send tax notice to:

Robert N. Clemens
689 Big Foot Road
Scottsboro, AL 35768

HNT0700731/r

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars, in hand paid to the undersigned, **FRANCIS TERRELL HIXON, JR. and wife SHARON C. HIXON** (hereinafter referred to as "Grantors") by **ROBERT N. CLEMENS, a married person**, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to the Grantee, his heirs, executors, administrators and assigns forever.

Rel - Hixon

IN WITNESS WHEREOF, the Grantors have set their signatures and seals on this the 28th day of November, 2007.

Francis Terrell Hixon Jr.
Cathy Lones, Atty in fact

FRANCIS TERRELL HIXON, JR.,

By CATHYE LONES, his Atty-in-Fact

Sharon C. Hixon
Cathy Lones, Atty in fact

SHARON C. HIXON,

By CATHYE LONES, her Atty-in-Fact

Shelby County, AL 12/17/2007
State of Alabama

Deed Tax: \$64.50

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cathye Lones, as Attorney-in-Fact for Francis Terrell Hixon Jr. and wife, Sharon C. Hixon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as said Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of November, 2007.

(Notary Seal)

My Commission Expires
06-02-10

[Handwritten Signature]
NOTARY PUBLIC
ALABAMA STATE SEAL
ROBYN A. RHODARMER

Notary Public
Print Name:
Commission Expires:



20071217000568130 3/3 \$81.50
Shelby Cnty Judge of Probate, AL
12/17/2007 03:48:32PM FILED/CERT

EXHIBIT "A"

Unit 56, according to the Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Instrument No. 2002052100024150 in the Probate Office, as amended by the Amendment to Declaration dated May 8, 2002, recorded as Instrument No. 20020521000241460 and as further amended by the Corrective Amendment dated May 21, 2002, recorded as Instrument No. 20020521000241470 in said Probate Office as reflected in the Plan of Courtside at Brook Highland, a Condominium attached as Exhibit C to the Declaration of Condominium recorded as Instrument No. 20020521000241450 and which is separately recorded in Map Book 28, Page 103, in said Probate Office.

Shelby County, Alabama