

This instrument was prepared by:

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

FILE #0608-01

SEND TAX NOTICE TO:
Kevin Brazeau
1808 Stone Brook Lane
Birmingham, Al 35242



20080606000231300 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2008 01:11:09PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Four Thousand and 00/100 (\$204000)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kathryn W. Robinson, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kevin Brazeau** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to-wit:

Lot 6-B, according to the Map of the Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

***Kathryn W. Kizer is one and the same as Kathryn W. Robinson.**

Kathryn W. Kizer is the surviving grantee of deed recorded in Instrument No. 1994-14195, the other grantee, Lawton E. Kizer, the other grantee, died on or about August 15, 1998.

*** This is not the homestead of the grantor or her spouse.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2007, which constitutes a lien but are not yet due and payable until December 31, 2008.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.
3. Easements, setback lines, right of way, restrictions, reservations, stipulations, declarations, limitations, covenants, conditions and matters of survey as shown on the recorded map or plat of The Cottages at Brook Highland, as recorded in Map Book 16, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama, including but not limited to a 10-foot easement along the rear of subject property as shown on said map or plat.
4. Declaration of Protective Covenants as recorded in Real Volume 288, Page 466 and amended in Instrument No. 1993-11895 in said Probate Office.
5. Natural Lime sinks as noted on recorded Map Book 16, Page 129 in said Probate Office.
6. Restrictive agreement as recorded in Real Volume 220, Page 339 in said Probate Office.

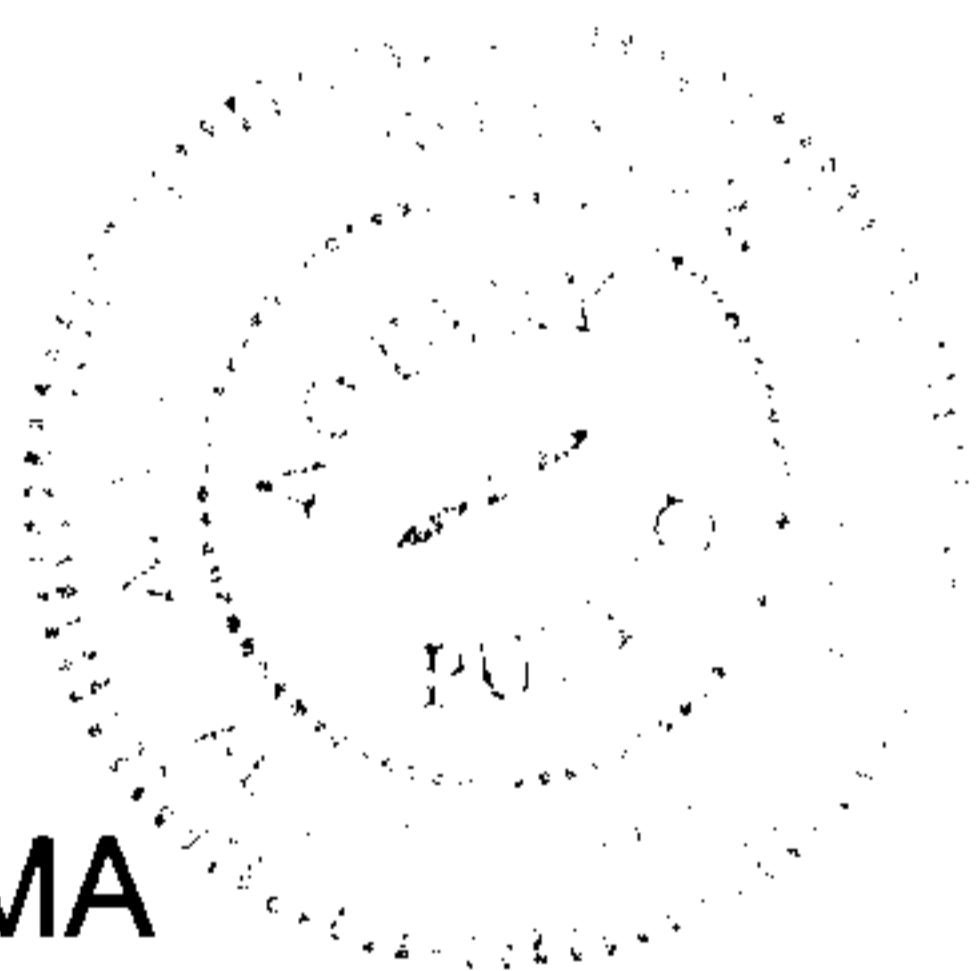
7. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, Page 1 and Real Volume 194, Page 43, in said Probate Office.
8. Right of way granted to Alabama Power Company recorded in Real Volume 207, Page 380 in said Probate Office.
9. Declaration of Protective Covenants as recorded in Real Volume 194, Page 54, in said Probate Office.
10. Sewer line easement as recorded in Real Volume 107, Page 976 in said Probate Office.
11. Restrictions as set out in deed recorded in Instrument No. 1993-11993, in said Probate Office.

\$204000 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **Kathryn W. Robinson**, have hereunto set my hand(s) and seal(s) this **2nd** day of **June, 2008**.



Kathryn W. Robinson (SEAL)
Kathryn W. Robinson

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathryn W. Robinson, a married woman**, 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **2nd** day of **June, 2008**.

[Signature]
Notary Public
My commission expires: 11/29/2011