

STATE OF ALABAMA)
SHELBY COUNTY)

20080801000309290 1/1 \$39.50
Shelby Cnty Judge of Probate, AL
08/01/2008 08:39:19AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **JOHN RUSH LIPSCOMB AND SPOUSE, BRENDA T. LIPSCOMB** (GRANTORS) do grant, bargain, sell and convey unto **ASHLEY S. CURTIS** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 10, ACCORDING TO THE SURVEY OF TOWNES AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 30, PAGE 133 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA DIVISION.

SUBJECT TO:

- ADVALOREM TAXES DUE OCTOBER 1, 2008.
- RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN BOOK 220, PAGE 521; BOOK 220, PAGE 532 AND BOOK 207, PAGE 380.
- 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, AS RECORDED IN DEED BOOK 327, PAGE 553.
- DECLARATION OF PROTECTIVE COVENANTS AS SET FORTH IN BOOK 194, PAGE 54; INSTRUMENT NO. 2003-66571; INSTRUMENT NO. 2003-66365 AND INSTRUMENT NO. 2003-33578.
- AGREEMENT CONCERNING ELECTRIC SERVICE AS SET FORTH IN BOOK 306, PAGE 119.
- RESTRICTIVE AGREEMENT AS SET FORTH IN INSTRUMENT NO. 2000-16172.
- NON-BENEFICIAL TERMS AND CONDITIONS CONTAINED IN THE GRADING EASEMENT AS SET FORTH IN INSTRUMENT NO. 2001-16285.
- RECORDED SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 30, PAGE 133, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
- VARIANCE OF SETBACK LINE AS SET FORTH IN INSTRUMENT NO. 20040331000166020.
- RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2003-33578; INSTRUMENT NO. 2003-66365 AND INSTRUMENT NO. 2003-64571.
- RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2004-60548.

\$161,500 WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

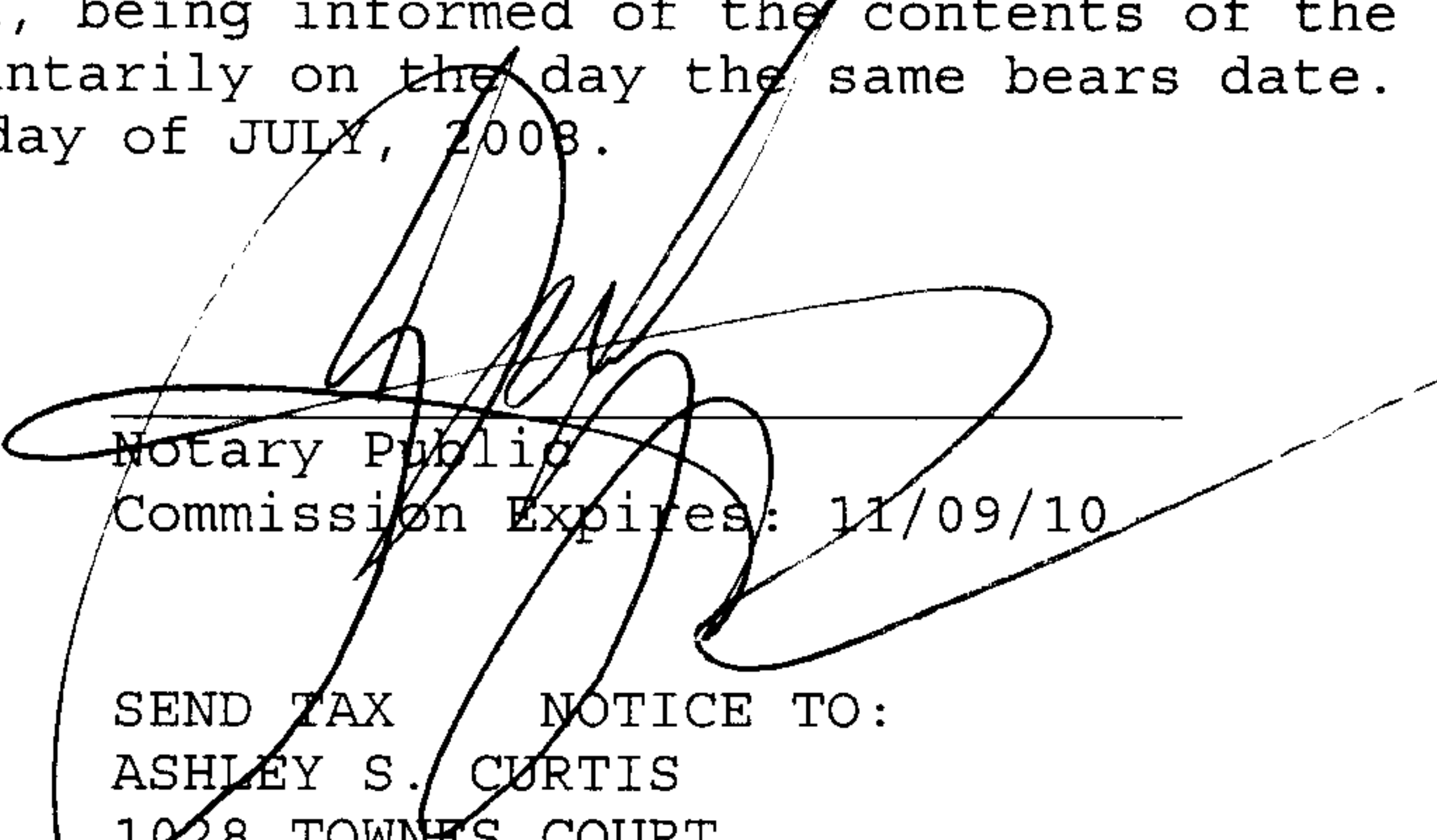
IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 30TH day of JULY, 2008.

 Seal
JOHN RUSH LIPSCOMB

 Seal
BRENDA T. LIPSCOMB

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that **JOHN RUSH LIPSCOMB AND BRENDA T. LIPSCOMB** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 30TH day of JULY, 2008.


Notary Public
Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400
FILE #208195

SEND TAX NOTICE TO:
ASHLEY S. CURTIS
1028 TOWNES COURT
BIRMINGHAM, AL 35242
03-9-31-0-008-010.000

Shelby County, AL 08/01/2008
State of Alabama

Deed Tax: \$28.50