

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Max A. G. Nichols  
134 Hidden Creek Cove  
Pelham, Alabama 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty three thousand and no/100 (\$123,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Sara Lyn Rogers and Ryan Smith, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Max A. G. Nichols** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 30, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$120,801.00 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 do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 (we) have hereunto set my (our) hand(s) and seal(s) this 20<sup>th</sup> day of August, 2008.

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\_\_\_\_\_  
\_\_\_\_\_

  
Sara Lyn Rogers

  
Ryan Smith

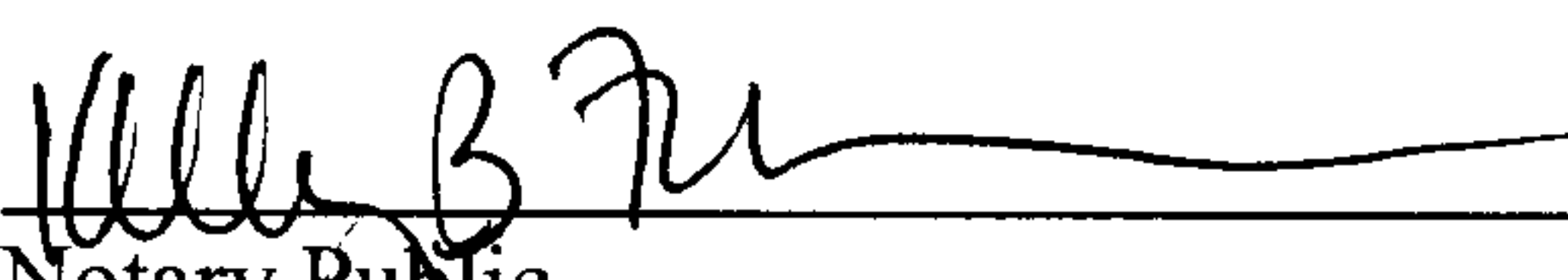
### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Sara Lyn Rogers and Ryan Smith, wife and husband** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of August, 2008.

Shelby County, AL 08/27/2008  
State of Alabama

Deed Tax: \$2.50

  
Notary Public  
My Commission Expires: 10-27-2010

**KELLY B. FURGERSON**  
Notary Public - Alabama State At Large  
My Commission Expires 10 / 27 / 2010