


THIS INSTRUMENT WAS PREPARED BY:  
JAMES H. GREER, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
RANDALL HAMAKER and wife, CARRIE HAMAKER  
133 DEER CHASE DRIVE  
CHELSEA, ALABAMA 35043

**CORPORATION FORM STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH  
REMAINDER TO SURVIVOR**

  
20081002000389220 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
10/02/2008 12:32:40PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED SIXTY THREE THOUSAND AND NO/100 (\$263,000.00)** to the undersigned GRANTOR, **UNION STATE BANK, an Alabama Corporation**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **RANDALL HAMAKER and wife, CARRIE HAMAKER**, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 668, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2008, which are a lien but not yet due and payable until October 1, 2008.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
3. 35 foot building setback line along Deer Chase Drive as shown on recorded map.
4. Easement to Alabama Power Company as recorded in Instrument No. 20060201000050820, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 299, Page 370.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 539 and Deed Book 244, Page 587, in the Probate Office of Shelby County, Alabama.
7. Easement for roads as shown on Map Book 20, Page 1 and rights of others thereto.
8. Less and except any portion of subject property lying within a road right of way.
9. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20030702000419120, in the Probate Office of Shelby County, Alabama.
10. Restrictive Covenants and Grant of Land Easement as shown in instrument recorded in Instrument No. 20040423000210200, Probate Office of Shelby County, Alabama.
11. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Union State Bank, dated March 24, 2008, and recorded on April 1, 2008, in Instrument #20080401000131280, in the Probate Office of Shelby County, Alabama, under and in according with the laws of the State of Alabama or the United States of America, which said rights expire March 24, 2009.

**\$258,936 of the herein above stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.**

TO HAVE AND TO HOLD the above described property unto the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **ASSISTANT VICE-PRESIDENT, THOMAS THORNTON, JR.**, who is authorized to execute this conveyance, has hereto set its signature and seal this 29TH day of SEPTEMBER, 2008.

**UNION STATE BANK, an Alabama Corporation**

BY: \_\_\_\_\_

AS: **ASSISTANT VICE-PRESIDENT**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **THOMAS THORNTON, JR.**, whose name as **ASSISTANT VICE-PRESIDENT of UNION STATE BANK, an Alabama Corporation**, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 29TH day of SEPTEMBER, 2008.

*Alaine G. Lowe*

NOTARY PUBLIC

My Commission Expires: 10/31/2011

Shelby County, AL 10/02/2008  
State of Alabama

Deed Tax: \$4.50