

Send tax notice to:

JOHN DEREK MCNUTT  
1922 SHELBY FOREST PLACE  
CHELSEA, AL, 35043

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2008801

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand Five Hundred Seventy and 00/100 Dollars (\$175,570.00) in hand paid to the undersigned, TARA L. BRADFORD DONALDSON fka TARA L. BRADFORD and Husband, JOE E. DONALDSON, JR. (hereinafter referred to as "Grantors") by JOHN DEREK MCNUTT and RITA MARIE MCNUTT, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 520, ACCORDING TO SPRATLIN'S ADDITION TO SHELBY FOREST ESTATES, AS RECORDED IN MAP BOOK 27, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TARA L. BRADFORD, THE GRANTEE RECITED IN INSTRUMENT #20050503000210040 IS ONE AND THE SAME AS TARA L. BRADFORD DONALDSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA AS RECORDED IN DEED BOOK 231, PAGE 207.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYNG THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJUURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL BOOK 44, PAGE 615.
4. AGREEMENT AS RECORDED IN REAL BOOK 125, PAGE 676.
5. RIGHT OF WAY FOR SHELBY COUNTY HWY. #74.
6. 10 FOOT EASEMENT ACROSS THE NORTH SIDE OF SAID LOT AS SHOWN ON RECORDED MAP.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2001-5285 AND MAP BOOK 27, PAGE 144.

\$160,778.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and

convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8<sup>th</sup> day of December, 2008.

Tara L Bradford Donaldson  
TARA L. BRADFORD DONALDSON  
FKA TARA L. BRADFORD

Joe E Donaldson Jr  
JOE E. DONALDSON, JR.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TARA L. BRADFORD DONALDSON fka TARA L. BRADFORD and Husband, JOE E. DONALDSON, JR., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of December, 2008.

Charles D. Stewart Jr  
Notary Public  
Print Name: Charles D. Stewart Jr  
Commission Expires: 4-13-12

