

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, AL 35021

Send Tax Notice To:

Michael Bell
2133 Forest Lakes Lane
Sterrett, AL 35147

WARRANTY DEED


20090204000035220 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
02/04/2009 10:04:03AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 (\$169,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Casey J. Cottam** and wife, **Kimberly R. Cottam**, do hereby grant, bargain, sell and convey unto **Michael Bell** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

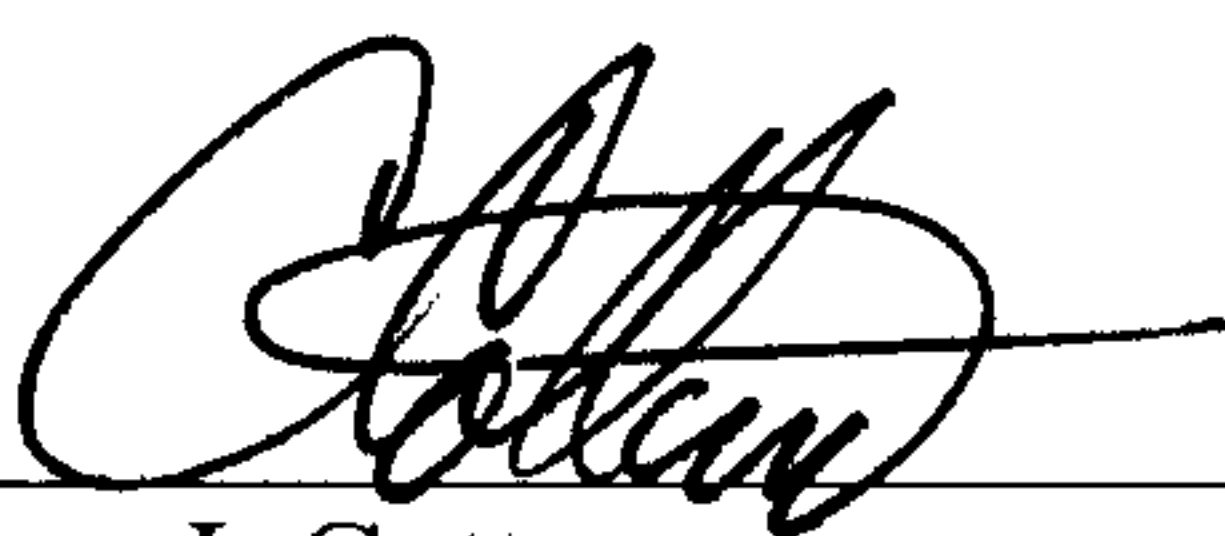
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$167,687.00 of the purchase price recited above is being paid from the proceeds of mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

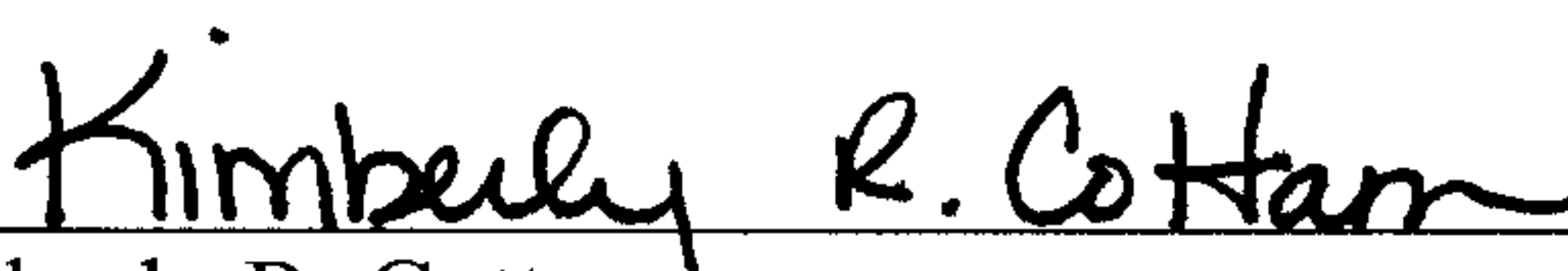
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of January, 2009.



Casey J. Cottam

Shelby County, AL 02/04/2009
State of Alabama

Deed Tax: \$2.50



Kimberly R. Cottam

STATE OF ALABAMA)

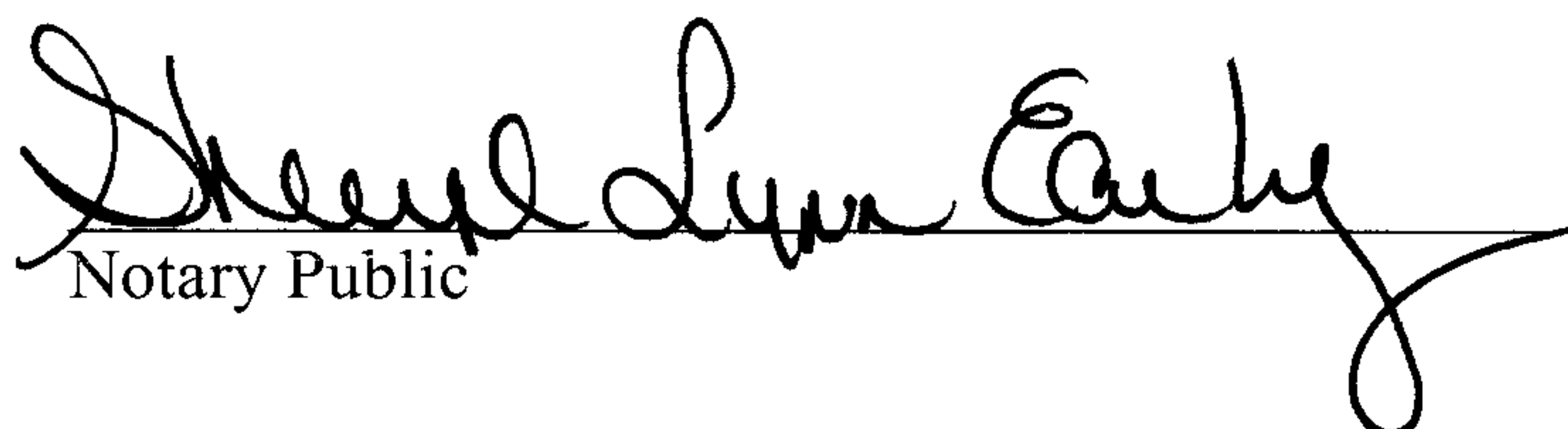
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Casey J. Cottam** and wife, **Kimberly R. Cottam**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2009.

My Commission Expires:

9/15/2012



Notary Public

EXHIBIT "A"


20090204000035220 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
02/04/2009 10:04:03AM FILED/CERT

LEGAL DESCRIPTION

Lot 112, according to the Survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1) **CURRENT TAXES;**
- 2) **Building line(s), as shown by recorded map.**
- 3) **Easements and Restrictions regarding Alabama Power Company recorded in Instrument 20020926000463590 and Instrument 20030612000368410, in the Probate Office of Shelby County, Alabama.**
- 4) **Mineral and mining rights and rights incident thereto recorded in Deed Book 331, page 262, in the Probate Office of Shelby County, Alabama.**
- 5) **Permit to Alabama Power Company as recorded in Deed Book 139, page 127, Deed Book 236, page 829, Deed Book 126, page 191, Deed Book 126, page 323 and Deed Book 124, page 519, in the Probate Office of Shelby County, Alabama.**
- 6) **Right of way to Shelby County, recorded in Deed Book 228, page 339, in the Probate Office of Shelby County, Alabama.**
- 7) **Restrictions or Covenants recorded in Map Book 29, page 114, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
- 8) **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument 2002/17094, in the Probate Office of Shelby County, Alabama.**
- 9) **Restrictions appearing of record in Instrument 20040903000494920, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
- 10) **Restrictions as shown by recorded map.**
- 11) **No further subdivision of lots as restricted by recorded map.**