

Send tax notice to:

THOMAS BENJAMIN PEOPLES  
304 STONECREEK CIRCLE  
HELENA, AL, 35080

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

STATE OF ALABAMA  
Shelby COUNTY

2009078

Shelby County, AL 02/11/2009  
State of Alabama

Deed Tax: \$3.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned, EMILY J. FISHER BENNETT, her husband, and JASON BENNETT (hereinafter referred to as "Grantor") by THOMAS BENJAMIN PEOPLES (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1522B, ACCORDING TO THE RESURVEY OF LOTS 1522 AND 1523 OF OLD CAHABA IV, SECOND ADDITION, PHASE 4, AND LOTS 1522A & 1523A OLD CAHABA IV, SECOND ADDITION, PHASE 4, LAKE ACCESS AS RECORDED IN MAP BOOK 35, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EMILY J. FISHER BENNETT AND EMILY J. FISHER ARE ONE AND THE SAME PERSON.

SUBJECT TO:

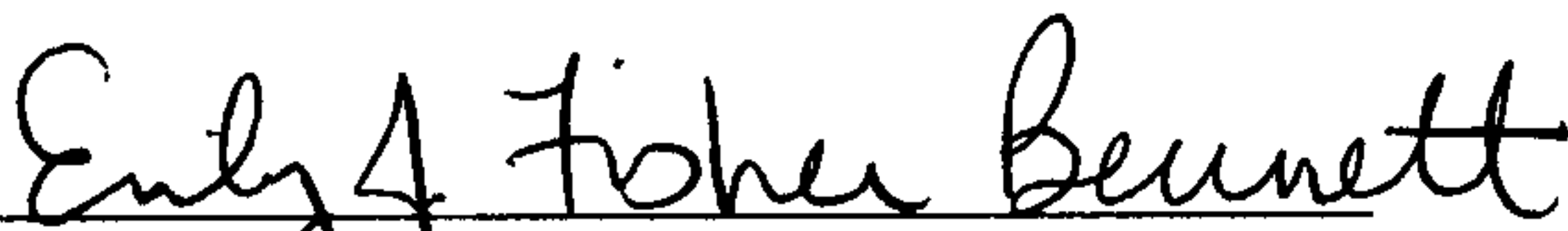
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM STONECREEK CIRCLE AS SHOWN BY RECORDED PLAT.
3. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE EAST SIDE OF SUBJECT LOT.
4. DECLARATION OF PROTECTIVE COVENANTS OF SAID SUBDIVISION AS SET OUT IN INST. NO. 20040629000354650, INST. NO. 20070813000455170 AND INST. NO. 20040610000313070 IN SAID PROBATE OFFICE.
5. EASEMENT TO ALABAMA POWER COMPANY, AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 200406290000354650 IN SAID PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 35 PAGE 33; MAP BOOK 33 PAGE 131; MAP BOOK 34 PAGE 105; AND MAP BOOK 33 PAGE 80 IN SAID PROBATE OFFICE.
7. RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF THE LAKE AS SHOWN BY RECORDED PLAT.

\$171,830.00 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 Grantee, 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 30<sup>th</sup> day of January, 2009.

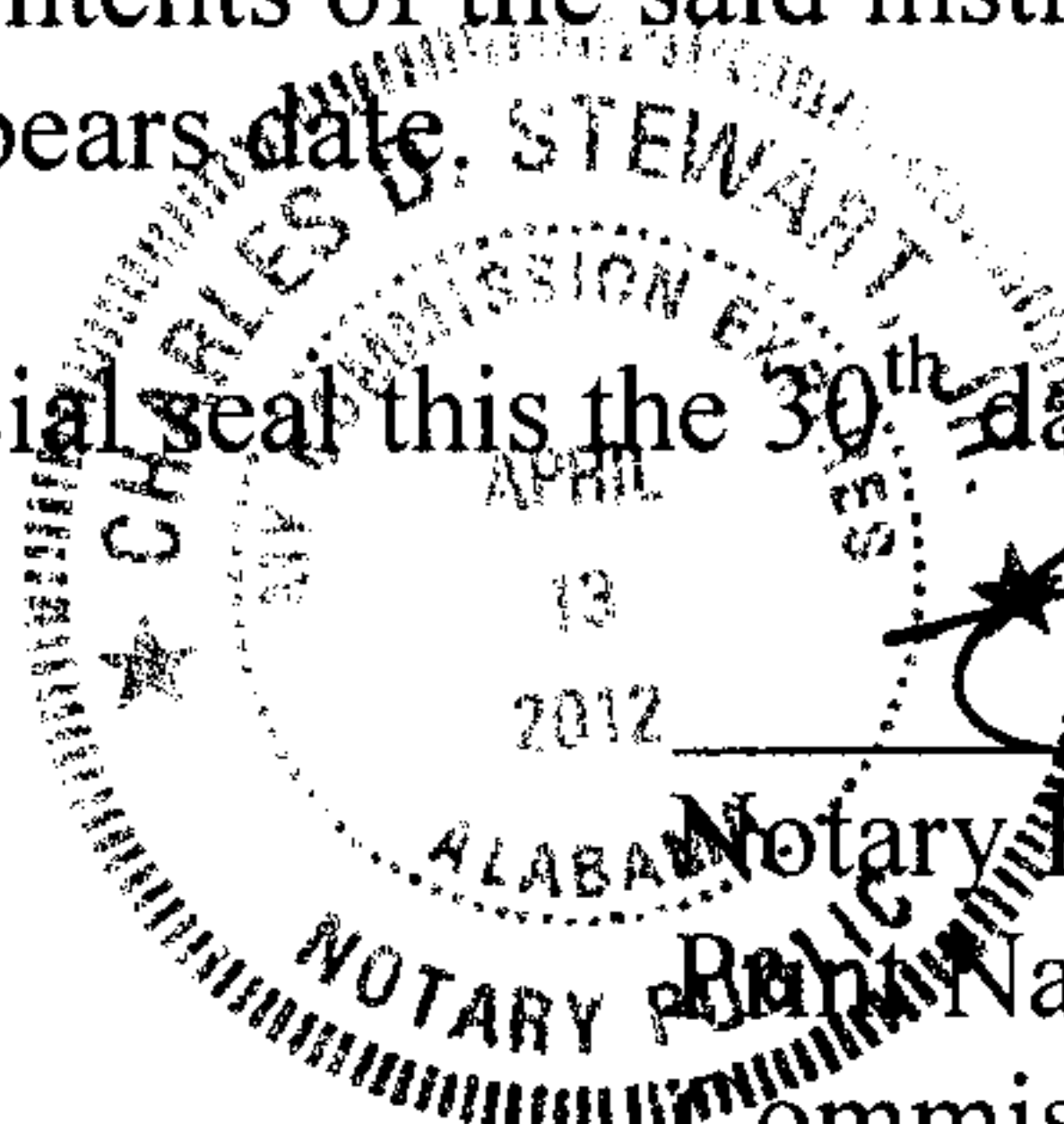
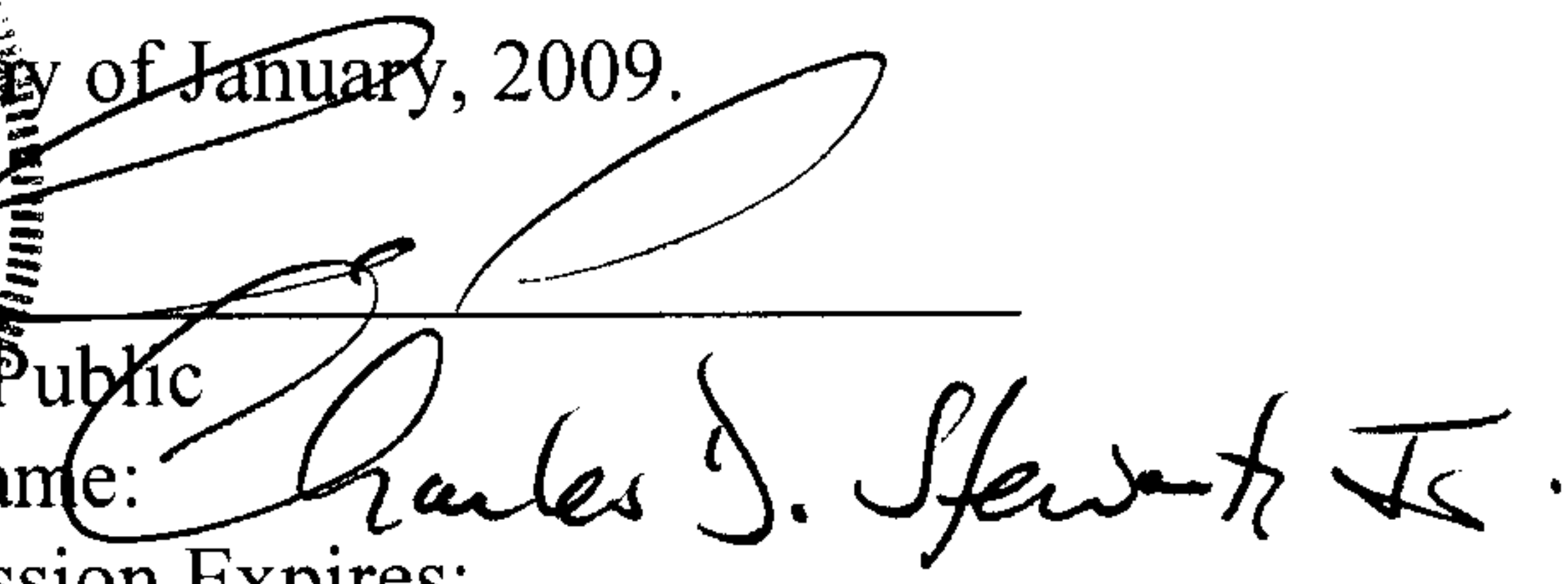
  
EMILY J. FISHER BENNETT

  
JASON BENNETT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMILY J. FISHER BENNETT and JASON BENNETT, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of January, 2009.

  
Notary Public  
Name:   
Commission Expires:  
7-13-12