

Send tax notice to:
JAMES A. DOLLAR
152 LAKELAND RIDGE
PELHAM, AL, 35124

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

2009119

Shelby County, AL 03/05/2009
State of Alabama

SHELBY COUNTY

Deed Tax: \$25.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) in hand paid to the undersigned, SOUTHFIRST MORTGAGE (hereinafter referred to as "Grantor") by JAMES A. DOLLAR and DONNA JO DOLLAR, husband and wife and SEAN ALCAZAR and BETH ALCAZAR, 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 34, ACCORDING TO THE FINAL PLAT OF OAKLYN HILLS, PHASE 4, AS RECORDED IN MAP BOOK 36, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. 35' BUILDING LINE FRONT AS SHOWN ON RECORDED MAP BOOK 36, PAGE 96.
3. 5' EASEMENT FRONT AS SHOWN ON RECORDED MAP BOOK 36, PAGE 96.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 200510310000563600 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 200510310000563600.
6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN BOOK 229, PAGE 492 AND BOOK 39, PAGE 469.
7. RIGHT OF WAY TO RAILROAD AS RECORDED IN BOOK T, PAGE 655.
8. TRASMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 165, PAGE 105.
9. 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 INSTRUMENT 1997-31999.
10. 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 FORECLSoure DEED DATED 6/17/08 AND RECORDED ON 6/27/08 IN INSTRUMENT 20080627000262650, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA OR THE UNITED STATES OF

AMERICA. NEVERTHELESS, RIGHTS OF REDEMPTION EXIST, AND AT THIS TIME CONSTITUTES A TITLE DEFECT, AND SAID DEFECT IS EXPRESSLY EXCEPTED FROM COVERAGE UNDER THIS POLICY BY VIRTUE OF THIS EXCEPTION. THE COMPANY EXPRESSLY DISCLAIMS ANY DUTY OR OTHER LEGAL OBLIGATIONS TO LIST OR IDENTIFY ALL, PERSONS, FIRMS, PARTNERSHIPS, CORPORATIONS, ASSOCIATIONS, GOVERNMENTS OR OTHER ENTITIES ENTITLED TO REDEEM THE PROPERTY UNDER THE LAWS OF THE STATE OF ALABAMA OR THE UNITED STATES OF AMERICA AND BY ACCEPTANCE OF THIS POLICY THE INSURED HEREBY RELEASES AND DISCHARGES THE COMPANY, AND ITS ISSUING AGENT OF AND FROM ANY SUCH DUTY, OBLIGATION, OR UNDERTAKING,

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SOUTHFIRST MORTGAGE, by _____ its _____, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of February, 2009.

By: Janice Browning
SOUTHFIRST MORTGAGE
ITS: CFO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Browning, whose name as CFO of SOUTHFIRST MORTGAGE, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of February, 2009.

Johnny G. Waldrop
Notary Public
Print Name:
Commission Expires:

**MY COMMISSION EXPIRES
JAN. 10, 2010**



20090305000081620 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
03/05/2009 03:39:20PM FILED/CERT