

SEND TAX NOTICE TO:
Matthew Scott Cornelius
1301 Potter Avenue
Bessemer, AL 35020

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

20090317000098290 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/17/2009 02:17:29PM FILED/CERT

Shelby County, AL 03/17/2009
State of Alabama

Deed Tax: \$3.50

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

9020041

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Four Thousand Five Hundred dollars & no cents (\$184,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Carl Everett Prichard, a married man and Nancy Ruth Hill, a married woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Matthew Scott Cornelius an unmarried man**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 1 IN BLOCK 75 ACCORDING TO THE J.H. DUNSTANS MAP OF THE TOWN OF CALERA, ALABAMA, WHICH MAP IS ON FILE IN THE SHELBY COUNTY PROBATE OFFICE AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2009 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$181,157.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The above described property does not represent the homestead of Carl Everett Prichard nor his spouse. The above described property does not represent the homestead of Nancy Ruth Hill nor her spouse.

Subject to:

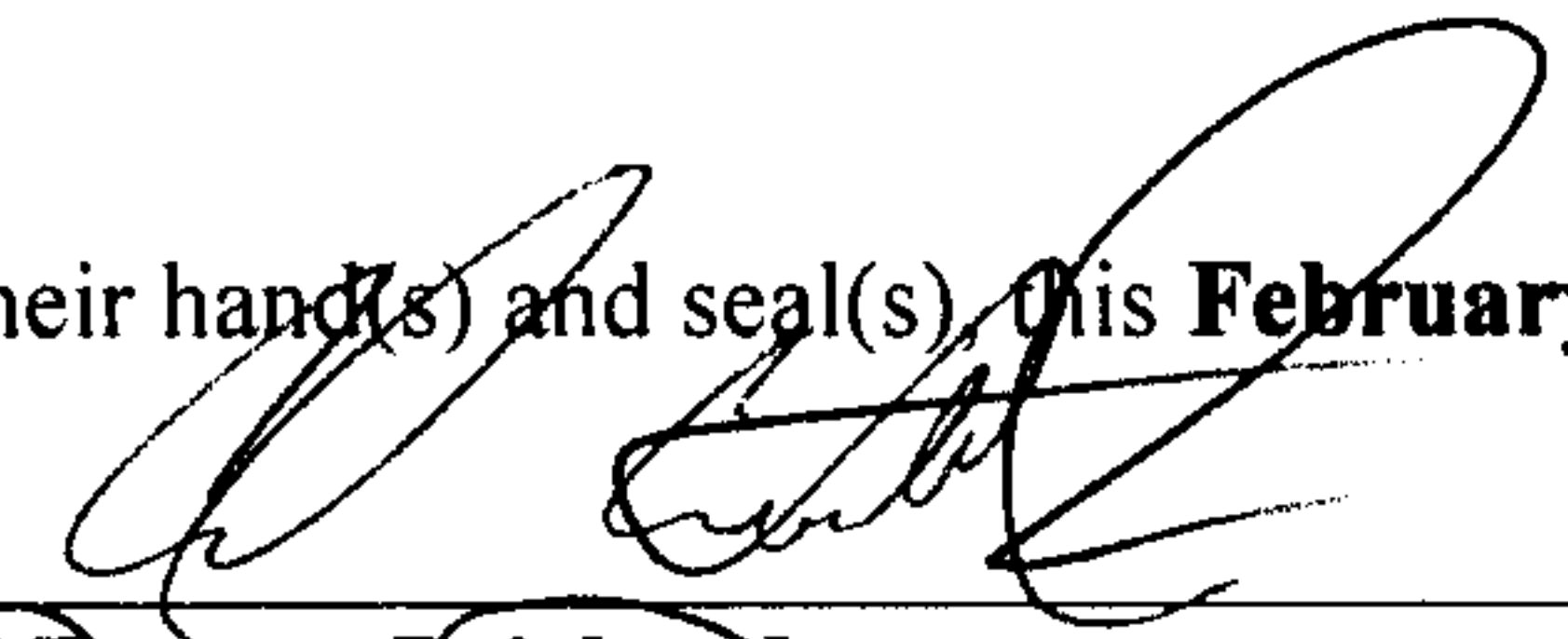
1. The lien of Ad Valorem taxes for the year 2009 are a lien but neither due nor payable until 1 October, 2009.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil 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.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 00, Page 1.
5. 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 Book 217, Page 360 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

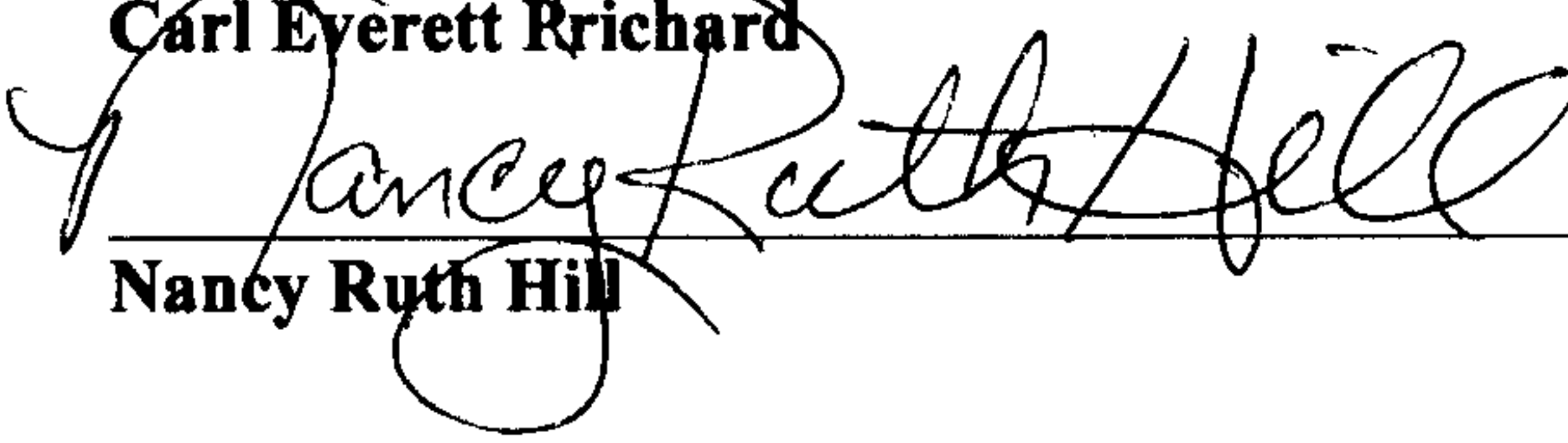
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we)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

C. E. P.
N. R. H.
[Signature]

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s) this **February 27, 2009**.



Carl Everett Prichard (Seal)



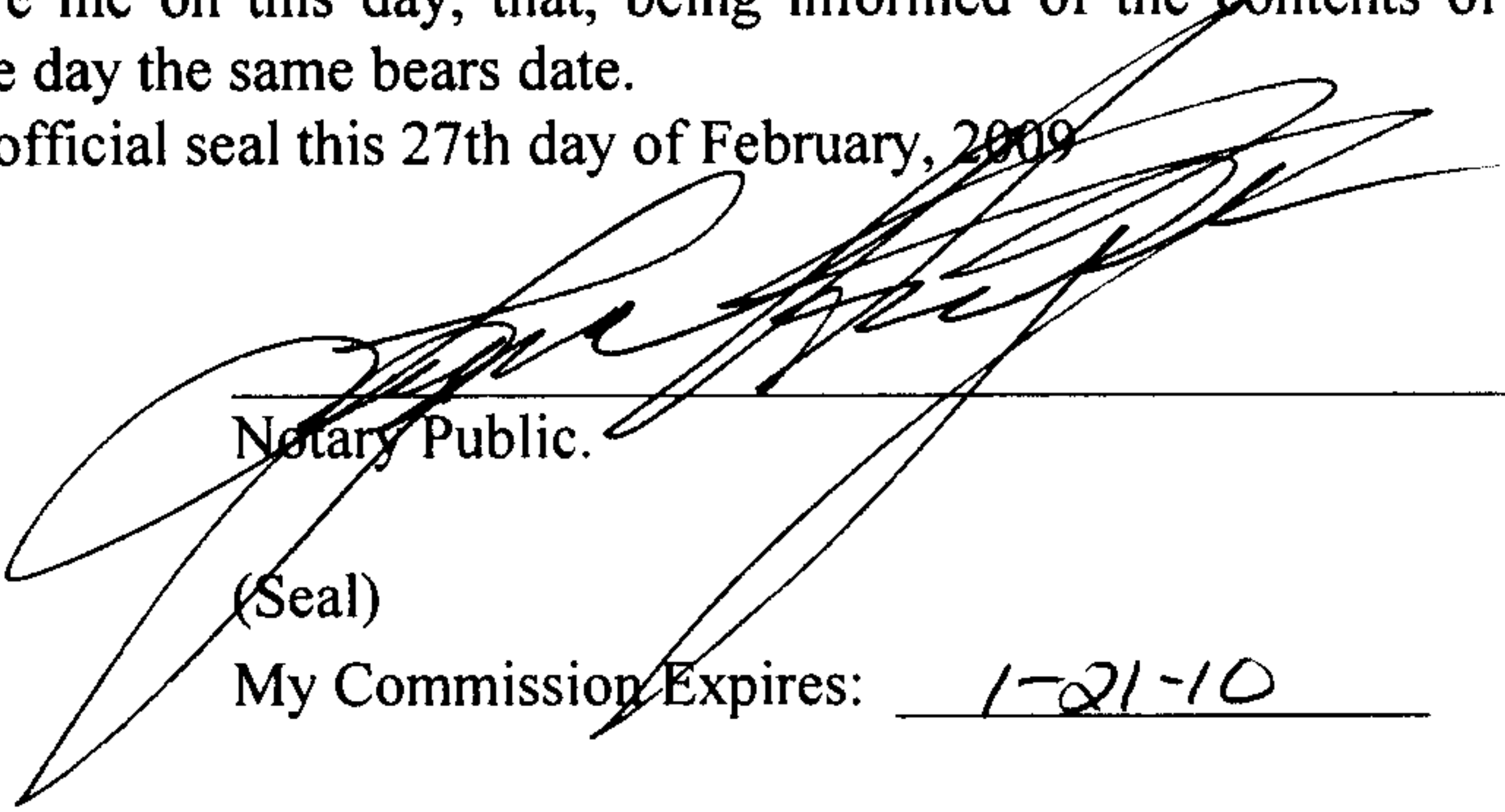
Nancy Ruth Hill (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

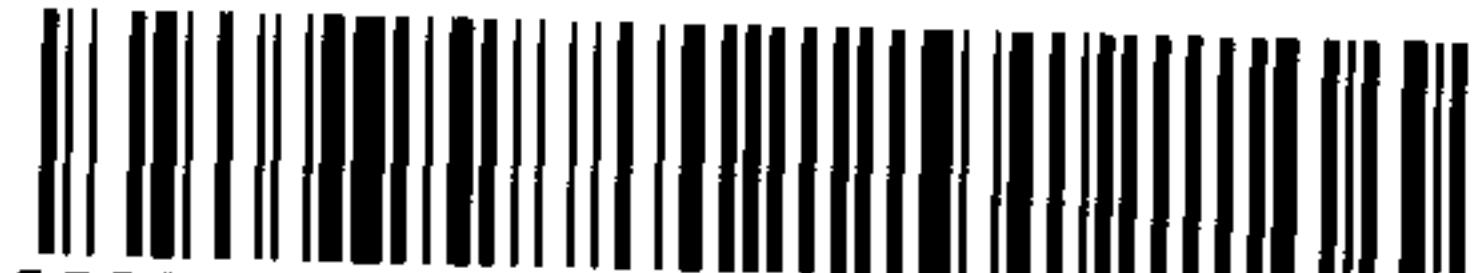
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl Everett Prichard, a married man and Nancy Ruth Hill, a married woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2009



Notary Public.
(Seal)
My Commission Expires: 1-21-10


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