

Send tax notice to:

RONALD MATTHEW HOWARD  
2108 OLD CAHABA PL  
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

2009166

Shelby County, AL 03/18/2009  
State of Alabama

Deed Tax: \$6.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00) in hand paid to the undersigned, HAROLD NATHAN HART, a single man (hereinafter referred to as "Grantors") by RONALD MATTHEW HOWARD and KRISTEN R. HOWARD, 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:

LOTS 59A AND 59B, ACCORDING TO THE RESURVEY OF LOTS 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 AND 83, OF OLD CAHABA II-B, AS RECORDED IN MAP BOOK 30, PAGE 124, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INLCUIDNG RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RESTRICTIONS APPREARING OF RECORD IN INST. #2002-36953 AND INST. #2004-35491.

\$170,126.00 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 27<sup>th</sup> day of February, 2009.

  
HAROLD NATHAN HART

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that HAROLD NATHAN HART, 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 27<sup>th</sup> day of February, 2009.

Notary Public

Print Name:

Commission Expires:



4-13-12