

Send tax notice to:

KARA S. MCNAIR
171 CARRINGTON LANE
CALERA, AL, 35040

STATE OF ALABAMA
SHELBY COUNTY

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

2009211

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Nine Hundred Fifty and 00/100 Dollars (\$117,950.00) in hand paid to the undersigned, THE HEIRS AT LAW OF EMMA JEAN LEE (hereinafter referred to as "Grantors") by KARA S. MCNAIR and JOHN T. SHERLIN (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 52, ACCORDING TO THE SURVEY OF CARRINGTON SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 25, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONTITUTE THE HOMESTEAD OF THE HEIRS AT LAW OF EMMA JEAN LEE NOR THEIR RESPECTIVE SPOUSES.

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. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 25, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INSTRUMENT NO. 1999-29693 AND COVENANTS PERTAINING THERETO RECORDED IN INSTRUMENT NO. 1999-29699.
4. 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 DEED BOOK 60, PAGE 109 AND DEED BOOK 352, PAGES 805 AND 815, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT ON RECORDED PLAT.

\$113,909.00 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 26th day of March, 2009.

THE HEIRS AT LAW OF EMMA JEAN LEE

Sandra Jean Smith
SANDRA JEAN SMITH

Mary Louise Lee
MARY LOUISE LEE

Virginia Sue Cumbie
VIRGINIA SUE CUMBIE

Juanita Ann Jones
JUANITA ANN JONES

Walter Earl Lee
WALTER EARL LEE

Shelby County, AL 04/07/2009
State of Alabama

Deed Tax:\$4.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THE HEIRS AT LAW OF EMMA JEAN LEE, 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 26th day of March, 2009.

Charles J. Stewart, Jr.
Notary Public
Print Name: Charles J. Stewart, Jr.
Commission Expires: 1-13-12
ALABAMA
NOTARY PUBLIC