

## STATUTORY WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Roderick M. Nicholson  
2000 Blue Heron Circle  
Birmingham, AL 35242

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of **Seventeen thousand and no/100 (\$17,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Aliant Bank** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Roderick M. Nicholson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 19, according to the Final Plat of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Subject to outstanding rights of redemption from that certain foreclosure deed recorded in Instrument No. 20090225000067120.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor Aliant Bank, by Dan McArthur, its Vice President, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 31<sup>st</sup> day of March, 2009.



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**Aliant Bank**  
**By: Dan McArthur**  
**Its: Vice President**

### STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan McArthur, whose name as Vice President of Aliant Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2009.



**Notary Public**

My Commission Expires: 10-27-2010

Shelby County, AL 04/08/2009  
State of Alabama

Deed Tax: \$17.00

**KELLY B. FURGERSON**  
Notary Public - Alabama State At Large  
My Commission Expires 10 / 27 / 2010