

Send tax notice to:
MADISON W. WALDROP
132 LAKELAND RIDGE
CHELSEA, AL, 35043

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

2009238

Shelby County, AL 05/26/2009

SHELBY COUNTY

State of Alabama
Deed Tax : \$9.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) in hand paid to the undersigned, SOUTHFIRST MORTGAGE (hereinafter referred to as "Grantor") by MADISON W. WALDROP and KIMBERLY A. WALDROP (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 30, ACCORDING TO THE SURVEY OF 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. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM LAKELAND RIDGE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE NORTHEASTERLY SIDE AND 5 FEET ON THE SOUTHEASTERLY SIDE OF LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) TO BE RECORDED IN THE PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 165 PAGE 015 IN THE PROBATE OFFICE.
6. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN DEED 229 PAGE 492 AND DEED 39 PAGE 469 IN THE PROBATE OFFICE.
7. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 200510310000563600 IN THE PROBATE OFFICE.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN INST. NO. 1997-31999 IN THE PROBATE OFFICE.
9. RIGHT(S) OF WAY(S) GRANTED TO RAILROAD BY INSTRUMENT(S) RECORDED IN DEED BOOK T PAGE 655 IN THE PROBATE OFFICE.
10. NONT-BENEFICIAL RIGHTS IN AND TO THE USE OF THE EASEMENT RECORDED AS INST. NO. 20061018000515000 AND AS SHOWN ON MAP BOOK 39 PAGE 34 IN THE PROBATE OFFICE AND DESCRIBED IN PARCEL II HEREIN.
11. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 36 PAGE 96 AND MAP BOOK 39 PAGE 34 IN THE PROBATE OFFICE.

12. INCORPORATION OF OAKLYN HILLS HOMEOWNERS ASSOCIATION
ALONG WITH BYLAWS THERETO RECORDED IN INST. NO.
20020724000344070 AND INST NO. 20020724000344080 IN THE PROBATE
OFFICE.
13. ANY LOSS, LIABILITY, DAMAGE, CLAIM, EXPENSE, COST AND
ATTORNEY FEET OCCASIONED BY THE STATUTORY RIGHT OF
REDEMPTION FROM THE FORECLOSURE ON KENDRICK BUILDERS,
LLC BY THE FORECLOSURE DEED DATED JUNE 18, 2008 AND
RECORDED IN INST. NO. 20080627000262620 IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA, UNDER STATE AND FEDERAL LAW.

\$260,988.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.

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
SANDRA H. STEPHENS its CEO, who is authorized to execute this conveyance, has
hereunto set its signature and seal on this the 7th day of April, 2009.

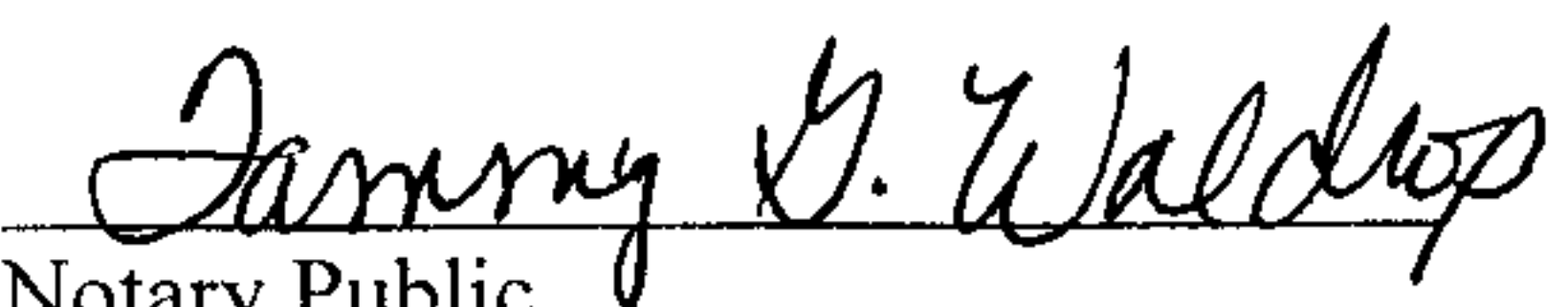
By: 

SOUTHFIRST MORTGAGE
SANDRA H. STEPHENS
ITS: CEO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SANDRA H. STEPHENS, whose name as CEO 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 7th day of April, 2009.


Notary Public
Print Name: Tammy G. Waldrop
Commission Expires: _____

MY COMMISSION EXPIRES
JAN. 10, 2010



20090526000197710 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
05/26/2009 02:13:41 PM FILED/CERT