20090526000197840 1/2 $15.00
Shelby Cnty Judge of Probate, AL
05/26/2009 02:20:15 PM FILED/CERT

Send tax notice to:

SYLVESTER B. McGREW, JR.
101 CAMBRIDGE POINTE CIRCLE
ALABASTER, AL, 35007

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

2009242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Two Thousand Nine Hundred and 00/100 Dollars ($122,900.00) in hand paid to the undersigned, WILLIAM A. ROGERS, a single man (hereinafter referred to as "Grantor") by SYLVESTER B. McGREW, JR.(hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE 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 LINES, RIGHT OF WAYSS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, 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 LIABLITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. ANYTHING TO THE CONTRARY NOTHWITHSTANDING, THIS POLICY, DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SAID OIL, GAS AND MINERALS INTERESTS, AND ALL RIGHTS OF ENTRY.
5. EASMENT AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. 20 FOOT MINIMUM BUILDING SET BACK LINE FROM CAMBRIDGE POINTE CIRCLE AS SHOWN BY RECORDED MAP.
7. RESTRICTIONS, COVENANTS AND CONDITIONS AS SETFORTH IN INSTRUMENT #1993-17479.
8. RIGHT OF WAY AND EASEMENT TO CITY OF ALABASTER AS SETFORTH IN DEED BOOK 282, PAGE 500.
9. EASEMENT TO ALABAMA POWER COMPANY AS SETFORTH IN INSTRUMENT #1994-8344 AND IN DEED BOOK 99, PAGE 480.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN IN MAP BOOK 17, PAGE 59.
11. RESTRICTIVE COVENANTS WITH ALBAMA POWER COMPANY AS SETFORTH IN INSTURMENT #1993-24583.
12. RIGHT OF WAY EASEMENT TO ALABAMA POWER COMPANY AS SETFORTH IN INSTRUMENT #1994-11678.
13. EASEMENT TO PLANTATION PIPELINE COMPANY AS SETFORTH IN DEED BOOK 212, PAGE 621 AND 627, DEED BOOK 213, PAGE 128, 130, 132, 134, AND IN DEED BOOK 217, PAGE 247.

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14. RIGHT OF WAY TO SHELBY COUNTY AS SETFORTH IN DEED BOOK 280, PAGE 330 AND AS SHOWN BY CONDEMNATION PROCEEDINGS AS SETFORTH IN LIS PENDENS BOOK 4, PAGE 695.

$124,360.00 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 Grantee, 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 9th day of April, 2009.

William A. Rogers
WILLIAM A. ROGERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM A. ROGERS, 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 9th day of April, 2009.

CHARLES D. STEWART, JR. MY COMMISSION EXPIRES APRIL 13 2012 ALABAMA NOTARY PUBLIC

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12