

SEND TAX NOTICE TO:

Larry Huffstutler
101 Woodbridge Drive, Chelsea, Alabama 35043

906150
This instrument was prepared by
Richard B. McClelland
1821 Third Avenue North
Bessemer, AL 35020

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **One Hundred Eighty Seven Thousand dollars & no cents \$187,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Regina Kennamer, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Larry Huffstutler, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate,
situated in **Shelby** County, Alabama, to-wit:

**LOT 22, ACCORDING TO THE SURVEY OF CAMERON WOODS, AS
RECORDED IN MAP BOOK 23, PAGE 106, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA.


Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. 30 foot building set back line on the north and west as shown on recorded map book 23, Page 106.
5. Articles of Incorporation as set forth in Instrument #1999/9714.
6. Right of Way to Alabama Power Company as set forth in Real 299, Page 370.
7. Oil and Gas Lease as set forth in Real Volume 324, Page 381.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 187, Page 755 with release of damages recorded in Instrument 1999-20326.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. 1999-964 and as shown on recorded plat in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

RK


20090721000280480 1/2 \$201.00
Shelby Cnty Judge of Probate, AL
07/21/2009 12:58:46 PM FILED/CERT

Shelby County, AL 07/21/2009

State of Alabama

Deed Tax : \$187.00

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this July 15, 2009

Regina Kennamer (Seal)
Regina Kennamer

STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Regina Kennamer, an unmarried woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this July 15, 2009 .

Richard B. McClelland
Notary Public.

Seal

My Commission Expires: _____

Richard B. McClelland
My Commission Expires: 10-19-2010

