

Send tax notice to:
JANSEN F. RICHARDSON
113 WISTERIA DRIVE
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

2009472

Shelby COUNTY



20090729000289970 1/2 \$373.00
Shelby Cnty Judge of Probate, AL
07/29/2009 11:24:33 AM FILED/CERT

Shelby County, AL 07/29/2009

State of Alabama

Deed Tax : \$359.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty-Nine Thousand and 00/100 Dollars (\$359,000.00) in hand paid to the undersigned, WISTERIA DEVELOPMENT COMPANY, LLC (hereinafter referred to as "Grantor") by JANSEN F. RICHARDSON and JUDYE RICHARDSON (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 12, ACCORDING TO THE SURVEY OF WISTERIA, AS RECORDED IN MAP BOOK 39, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

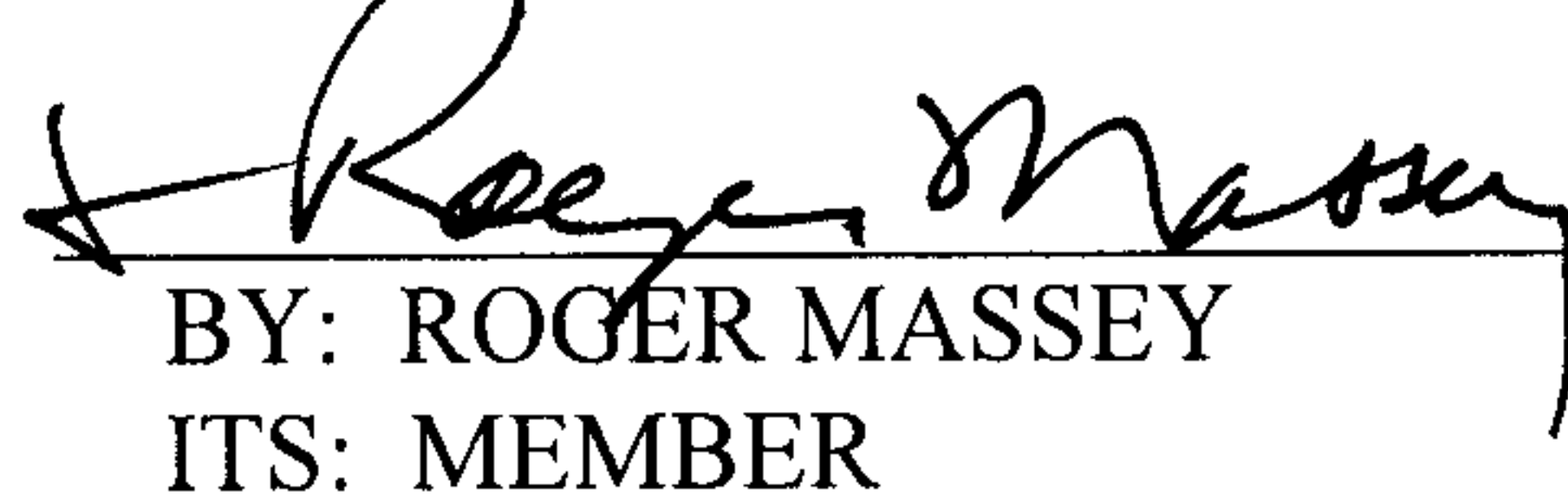
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. 25 FOOT MINIMUM BUILDING SETBACK LINE ALONG THE FRONT LOT, 20 FOOT MINIMUM BUILDING SETBACK LINE ALONG THE REAR LOT LINE AND 7.5 FOOT DRAINAGE EASEMENT RUNNING ALONG THE REAR LOT LINE AS SHOWN BY RECORDED MAP.
3. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1992-19707, REAL 142, PAGE 243, INSTRUMENT #20070920000441100 AND AMENDED IN INSTRUMENT #20080429000173720.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #20071030000500600.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL 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.
6. TRAMMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 124, PAGE 557.
7. RIGHT-OF-WAY TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 90, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. CONDEMNATION FOR SHELBY COUNTY RECORDED IN DEED BOOK 24, PAGE 458.
9. RIGHTS ACQUIRED BY ALAAMA POWER COMPANY RECORDED IN LIS PENDENS BOOK 6, PAGE 306.

\$-0- 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, WISTERIA DEVELOPMENT COMPANY, LLC, by ROGER MASSEY its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27th day of July, 2009.

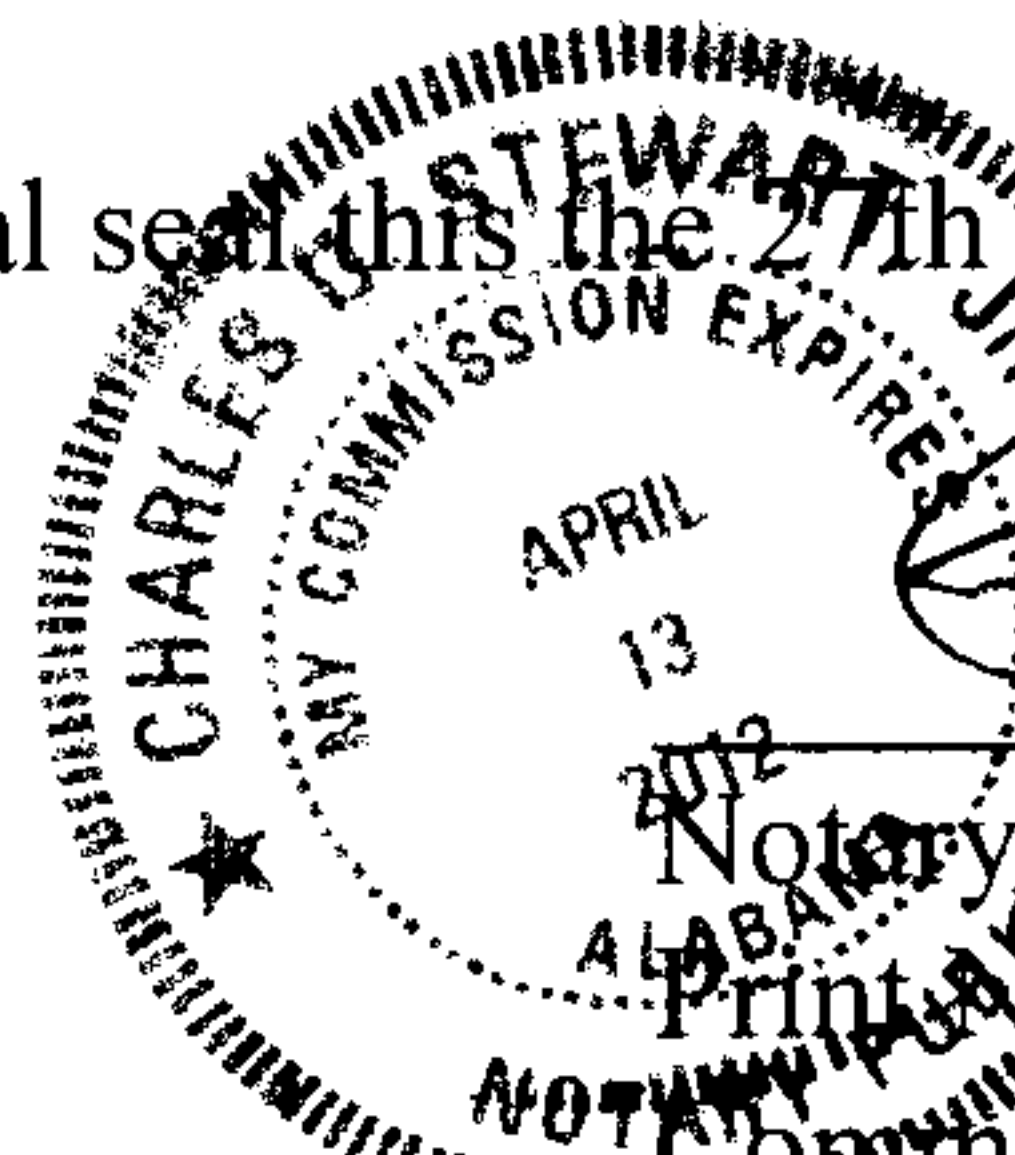
WISTERIA DEVELOPMENT COMPANY, LLC


BY: ROGER MASSEY
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGER MASSEY, whose name as MEMBER of WISTERIA DEVELOPMENT COMPANY, LLC, 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 27th day of July, 2009.


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