

907091

SEND TAX NOTICE TO:
Kevin C. Bahri
1512 Amberley Woods Circle, Helena, Alabama
35080

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20090814000314450 1/2 \$148.00
Shelby Cnty Judge of Probate, AL
08/14/2009 02:04:56 PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **One Hundred Thirty Four Thousand dollars & no cents \$134,000.00**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
F. Rivera as Trustee Trust Number The Wagoner Family Trust dated 6/27/2003 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kevin C. Bahri, 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 69 ACCORDING TO THE SURVEY OF AMBERLEY WOODS 5TH SECTOR AS RECORDED IN MAP BOOK 21, PAGE 102, SHELBY COUNTY, ALABAMA RECORDS, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF 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. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out 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 are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 102.
5. 20' building line front as shown on recorded Map Book 21, Page 102.
6. 10' easement on the northwest side, south side and southwest side as shown on recorded Map Book 21, Page 102.
7. 20' easement on the west side as shown on recorded Map Book 21, Page 102.
8. 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 Instrument 1996-22744 in the Probate Office of Shelby County, Alabama.
9. Easement to Southern Natural Gas as recorded in Deed Book 90, Page 29.
10. Easement to Plantation Pipeline as recorded in Deed Book 223, Page 437 and Deed Book 267, Page 834.

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.

Shelby County, AL 08/14/2009
State of Alabama
Deed Tax : \$134.00

WARRANTY DEED

PR

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this August 06, 2009

F. Rivera, as Trustee Trust Number The Wagoner Family Tru,
(Seal)
**F. Rivera as Trustee Trust Number The Wagoner Family
Trust dated 6/27/2003**

**STATE OF Alabama
Jefferson COUNTY**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **F. Rivera, whose name as Trustee of The Wagoner Family Trust, Trust, dated June 27, 2003**, 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 the conveyance, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.
Given under my hand this **August 06, 2009**.

[Signature]

Notary Public

My commission expires: 8/28/2010


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