

Send tax notice to:

JAMES E. HALL
1336 INVERNESS COVE DRIVE
BIRMINGHAM, AL., 35242

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

2009480



20090824000325640 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/24/2009 02:58:10 PM FILED/CERT

Shelby County, AL 08/24/2009

State of Alabama

Deed Tax : \$4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand and 00/100 Dollars (\$202,000.00) in hand paid to the undersigned, SAM A. DAYHOOD, III AND DARLENE SANTAMOUR, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JAMES E. HALL and JONI K. ODOM (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 172A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENT GRANTED TO ALABAMA POWER RECORDED IN REAL 365, PAGE 785, REAL 365, PAGE 819 AND INST. NO. 1994-34517.
3. EASEMENT GRANTED TO THE CITY OF HOOVER RECORDED IN INST. NO. 1998-24499, AND REAL 365 PAGE 871.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 306, PAGE 10, REAL 84, PAGE 298, REAL 127, PAGE 54, REAL 3318, PAGE 27.
5. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INST. NO. 20050113000020870, INST. NO. 20051006000521560 AND INST. NO. 2006013000047870.
6. RESTRICTIVE COVENANTS WITH GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050804000396590 AND INST. NO. 20051031000563550.

\$198,341.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

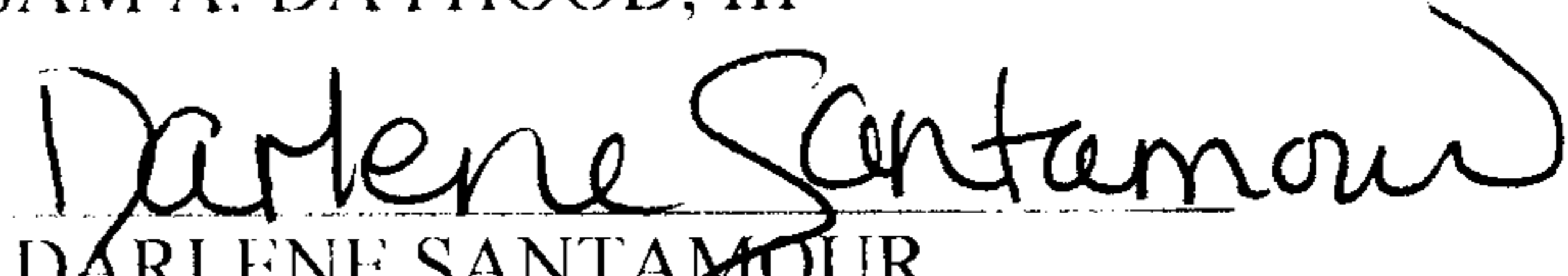


20090824000325640 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/24/2009 02:58:10 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this
the 10th day of August, 2009.



SAM A. DAYHOOD, III




DARLENE SANTAMOUR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SAM A. DAYHOOD, III, AND DARLENE SANTAMOUR, 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 10th day of August, 2009.



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

