

SEND TAX NOTICE TO:

Marianne Willis
116 Cedar Bend Drive
Helena, AL 35080

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-FIVE THOUSAND AND NO/100.....(\$145,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JAMES STEVEN CORNELISON, An Unmarried Man** (herein referred to as grantor), do grant, bargain, sell and convey unto **MARIANNE WILLIS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 7, in Block 1, according to the Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 2009 and subsequent years, not yet due and payable.
2. Less and except any part of subject property lying within the right of way line of a public road.
3. Easements, setback lines, rights of way, restrictions, reservations, stipulations, declarations, limitations, covenants, conditions and matters of survey as shown on the recorded map or plat of Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139.
4. Restriction, building lines and easements of record or per recorded plat.
5. 20-foot building line from Cedar Bend Drive and Cedar Bend Circle as shown on the recorded map of said subdivision.
6. 10-foot easement along Northwestern property line as shown on the recorded map of said subdivision.
7. Restrictions appearing of record under Instrument # 1994-25594.
8. Right of way to Alabama Power Company as recorded in Deed Book 109, Page 582, Deed Book 174, Page 306 and Deed Book 226, Page 533,

The entire purchase price received herein was paid from two (2) purchase money mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.



20090901000336950 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/01/2009 11:58:43 AM FILED/CERT

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

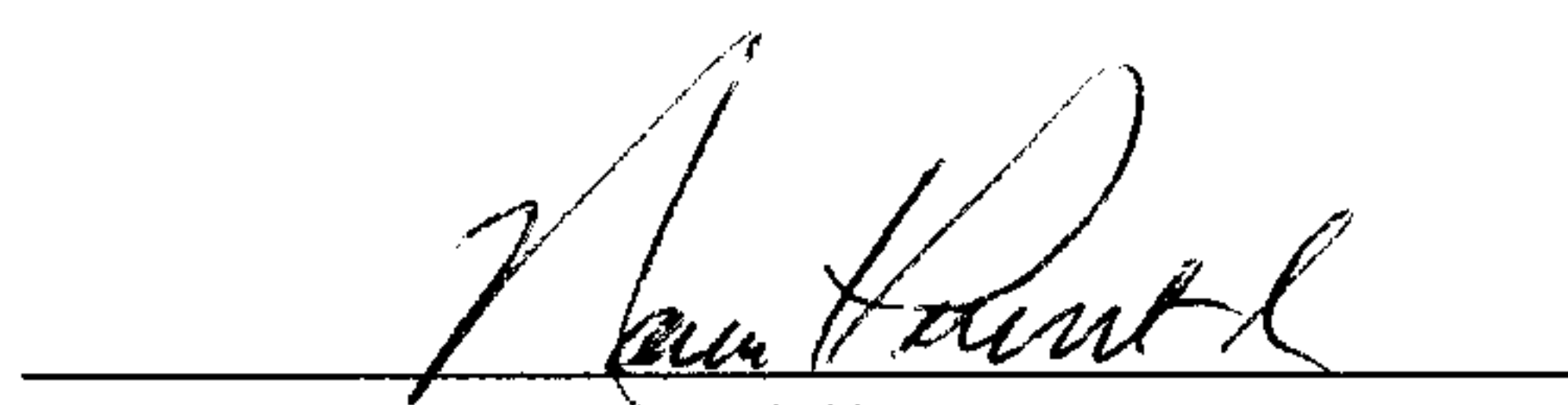
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of August, 2009.

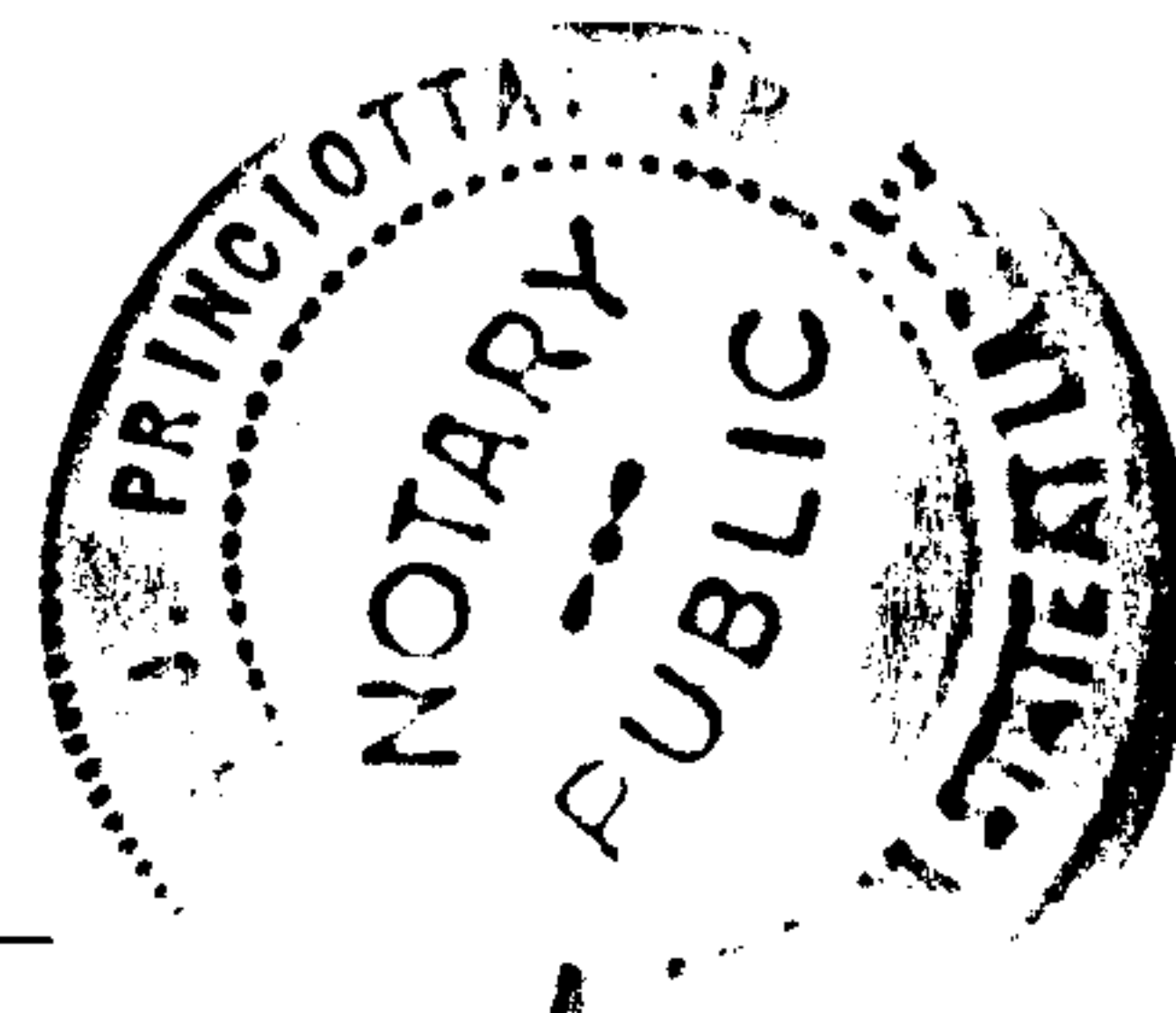
 (Seal)
JAMES STEVEN CORNELISON

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES STEVEN CORNELISON, An Unmarried Man**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2009.


Notary Public



My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS