

Send Tax Notices To:  
Brian C. and Pamela L. Sigmon  
1613 Russet Crest Lane  
Birmingham, Alabama 35244-4222

20090918000356870 1/3 \$66.50  
Shelby Cnty Judge of Probate, AL  
09/18/2009 08:53:52 AM FILED/CERT

Shelby County, AL 09/18/2009  
State of Alabama  
Deed Tax : \$49.50

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Three Hundred Twenty Seven Thousand Nine Hundred and No/100 Dollars (\$327,900.00) plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First Commercial Bank, herein GRANTOR, does hereby grant, bargain, sell and convey unto Brian C. and Pamela L. Sigmon,\*herein GRANTEE, the following described real estate, located and situated in Shelby County, Alabama described below: \* as joint tenants with rights of survivorship

**Lot 5 CC, according to the resurvey of Lots 5 C and 5 D of The Woodlands  
Sector 4, as recorded in Map Book 38, Page 12 in the Probate Office of  
Shelby County, Alabama**

\$278,715.00.  
~~XX~~ of the consideration recited above is from a mortgage filed simultaneously with this deed.

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2009, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters recorded of record or which defects would be shown by a survey of the property herein conveyed.
- C. Any and all exceptions to the title listed on Exhibit "A".

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE., as joint tenants with rights of survivorship.

IN WITNESS WHEREOF, the undersigned, has caused this instrument to be executed on its behalf by James M. Carter, Vice President of First Commercial Bank, who is duly authorized on this the 16<sup>th</sup> day of September, 2009.

First Commercial Bank

BY: James M. Carter  
ITS: Vice President

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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STATE OF ALABAMA )

)

CORPORATE ACKNOWLEDGMENT

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that James M. Carter, whose name as Vice President of First Commercial Bank, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.


GIVEN under my hand and seal on this the 14 day of Sept. 2009.

Kerri W. Stuart  
NOTARY PUBLIC  
My commission expires 1-29-13

This Instrument Prepared by:

Rebecca A. Burbank  
First Commercial Bank  
P.O. Box 11746  
Birmingham, AL 35202

**EXHIBIT A**

  
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1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mining or mineral rights leased, granted or retained by current or prior owners.
6. Taxes or assessments for **2010** and subsequent years and not yet due and payable.
7. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20061212000601640
8. Restrictions, limitations and conditions as shown on recorded map(s).
9. Easements and building line as shown on recorded map.
10. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Volume 317, Page 301.
11. Title to all minerals within and underlying the premises, together with all 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 as recorded in Miscellaneous Volume 29, Page 487.
12. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 131, Page 274.
13. Covenant for storm water runoff control as set out in .Instrument #20060710000328080.