



20090923000362440 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/23/2009 11:01:30 AM FILED/CERT

Send tax notice to:

BRIAN E. VON HAGEL
424 CHASE PLANTATION PARKWAY
BIRMINGHAM, AL, 35244

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

2009535

Shelby County, AL 09/23/2009
State of Alabama
Deed Tax : \$3.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) in hand paid to the undersigned, JOHN W GRAINGER, JR., TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE GRAINGER LIVING TRUST, DATED OCTOBER 25, 2005, AND ANY AMENDMENTS THERETO (hereinafter referred to as "Grantor") by BRIAN E. VON HAGEL (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 4TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 156 A AND B, IN THE OFFICE OF THE PROBATE JUDGE 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. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY MINERAL AND MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 66, PAGE 616, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
6. AGREEMENT WITH ALABAMA POWER COMPANY.
7. RESTRICTIONS WITH ALABAMA POWER COMPANY.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
9. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.

\$152,192.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of September, 2009.

John W Grainger, Jr. Trustee

JOHN W GRAINGER, JR., TRUSTEE OR HIS SUCCESSORS IN TRUST,
UNDER THE GRAINGER LIVING TRUST, DATED OCTOBER 25, 2005, AND
ANY AMENDMENTS THERETO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W GRAINGER, JR, TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE GRAINGER LIVING TRUST, DATED OCTOBER 25, 2005, AND ANY AMENDMENTS THERETO whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ~~18th~~ 18th day of September, 2009.

Charles D. Stewart, Jr.
Notary Public
Print Name *Charles D. Stewart, Jr.*
2012
Commission Expires: *8-13-12*