

90902-
SEND TAX NOTICE TO:

James Brandon Weathers
801 Narrows Point Drive, Birmingham, Alabama
35242



20091005000376430 1/2 \$199.00
Shelby Cnty Judge of Probate, AL
10/05/2009 12:23:20 PM FILED/CERT

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

WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Five Thousand dollars & no cents \$185,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Timothy J. Deighton and wife, Ngar Tsang Deighton (herein referred to as grantor, whether one or more), grant, bargain, sell and
convey unto **James Brandon Weathers, 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 55, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS
POINT, AS RECORDED IN MAP BOOK 26, PAGE 81 A & B, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE
COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE
NARROWS RESIDENTIAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT
2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
(WITH, TOGETHER WITH ALL AMENDMENTS THERETO, IS
HEREINAFTER COLLECTIVELY REFERRED TO AS THE
"DECLARATION").**

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. 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.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 81 A&B.
5. 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 2000-9755 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

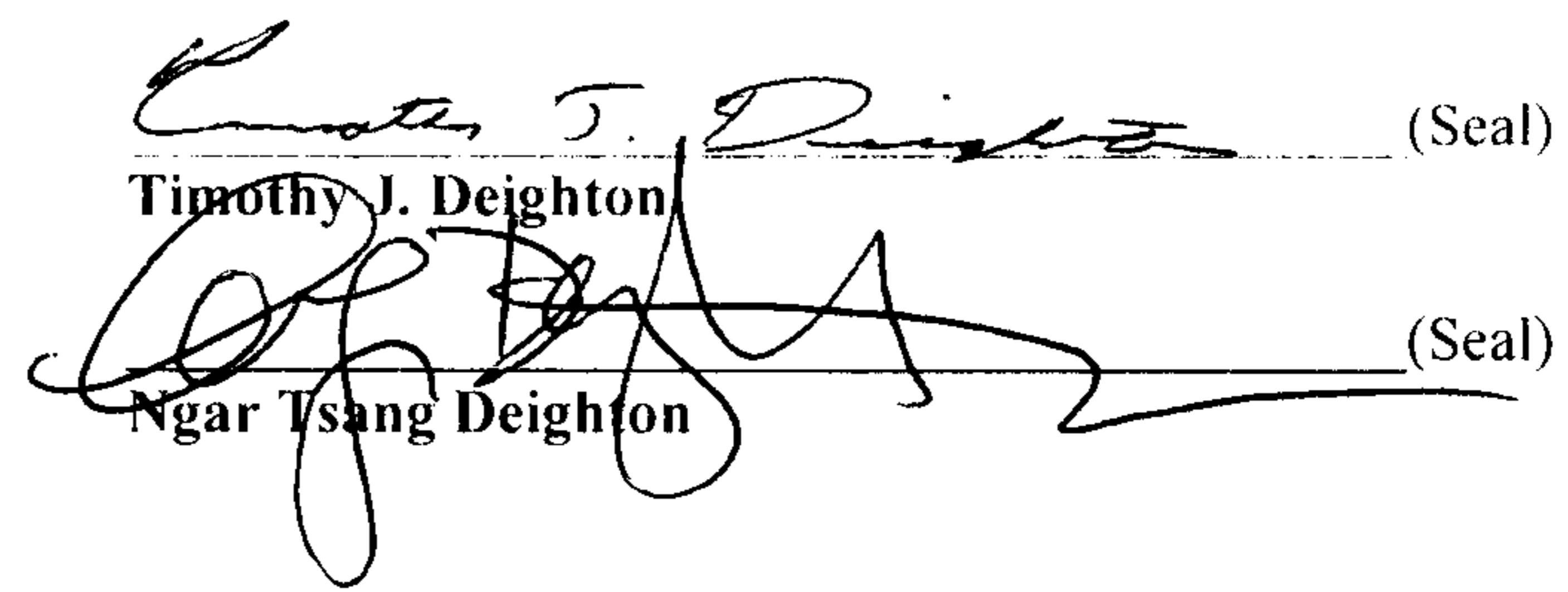
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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 **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED

Shelby County, AL 10/05/2009
State of Alabama
Deed Tax : \$185.00

NTD
JL

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this September 30, 2009


Timothy J. Deighton (Seal)
Ngar Tsang Deighton (Seal)

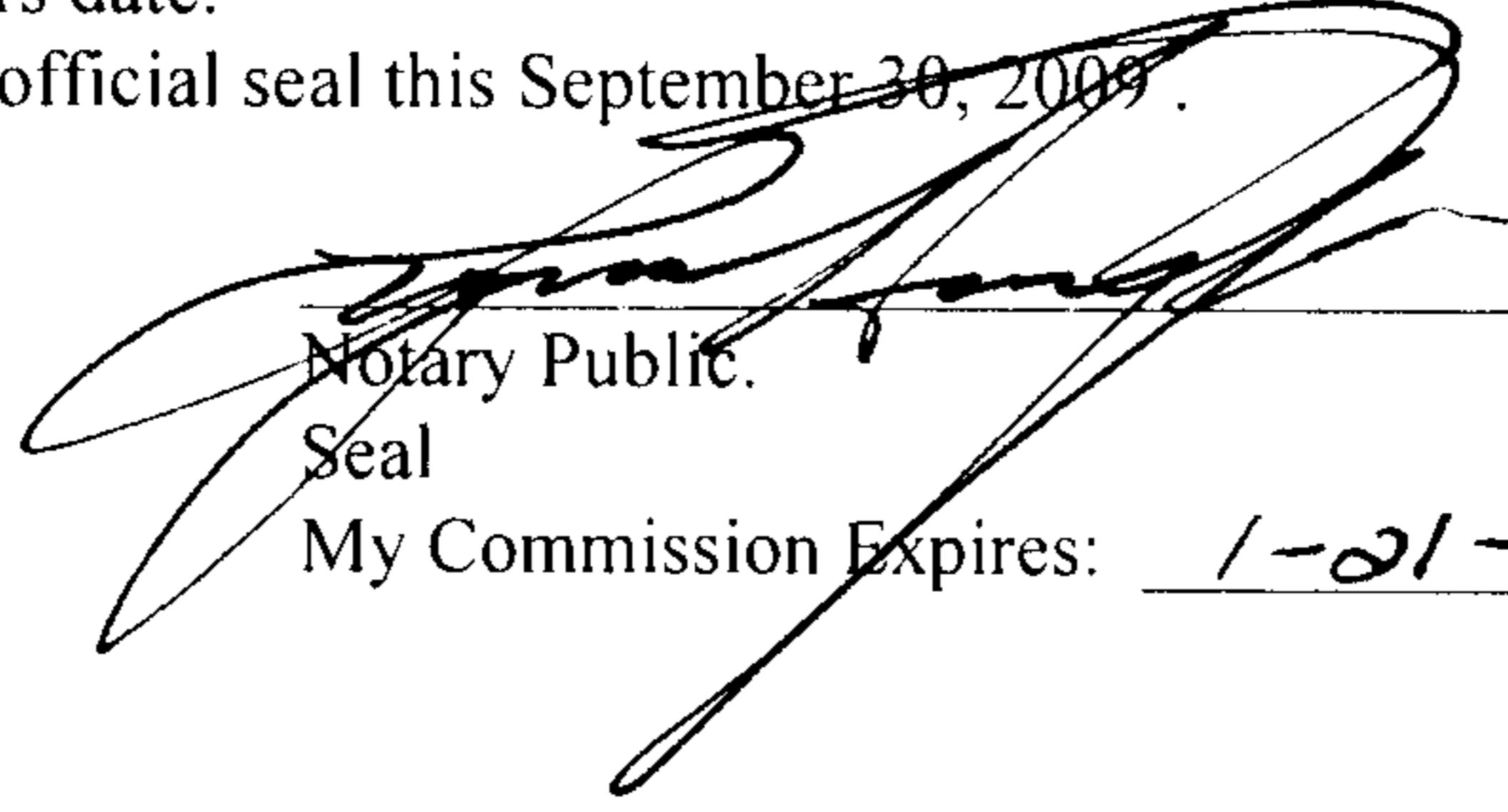
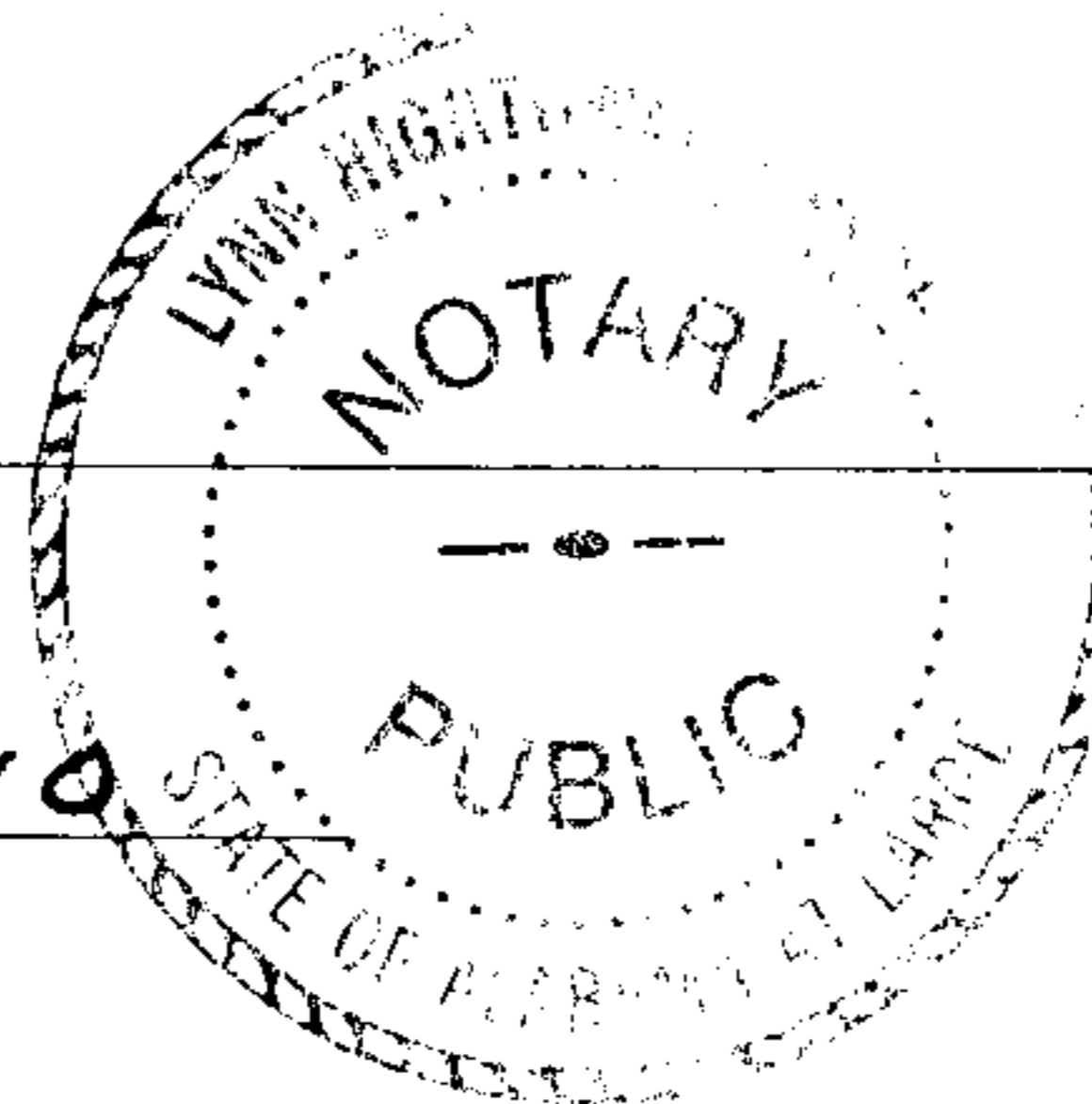
STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Timothy J. Deighton and wife, Ngar Tsang Deighton** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this September 30, 2009.


Notary Public.
Seal
My Commission Expires: 1-01-10

NOTARY
PUBLIC
STATE OF ALABAMA
LAW


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