



20091104000411640 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/04/2009 09:06:05 AM FILED/CERT

Send tax notice to:

JUDSON R. WHITE
101 GREEN WING CIRCLE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009581

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Nine Thousand and 00/100 Dollars (\$239,000.00) in hand paid to the undersigned, RACHEL L. HIGHT and BILLY HIGHT, Wife and Husband (hereinafter referred to as "Grantors") by JUDSON R. WHITE and ASHLEIGH C. WHITE, husband and wife (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 12, ACCORDING TO THE SURVEY OF MALLARD POINTE, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. SUCH STATE OF ACTS AS RECORDED ON PLAT OF MALLARD POINTE, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 86.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 109, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY AND EASEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 114, PAGE 161, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 117, PAGE 593 AND CORRECTED IN REAL BOOK 112, PAGE 136.
6. UNDERGROUND AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 117, PAGE 590 AND CORRECTED IN REAL BOOK 126, PAGE 133.
7. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 395.
8. AGREEMENT BETWEEN PLANTATION PIPELINE AND J. HARRIS DEVELOPMENT CORP. AS RECORDED IN REAL BOOK 102, PAGE 504.

\$244,736.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

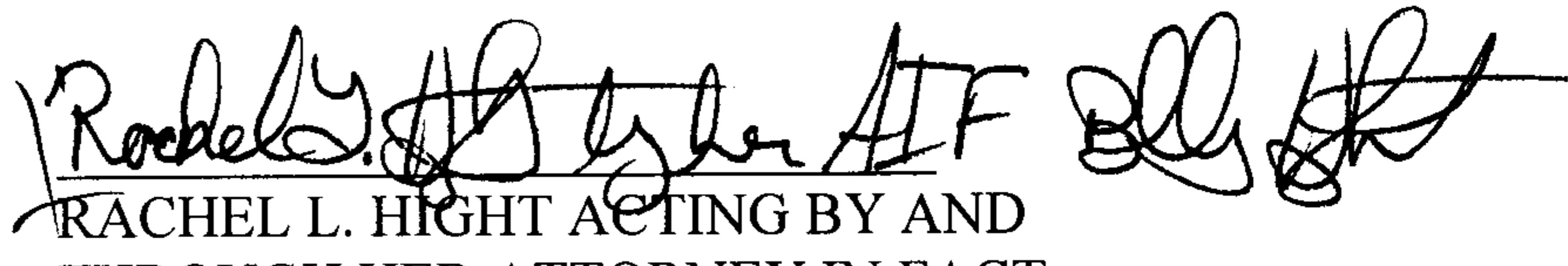
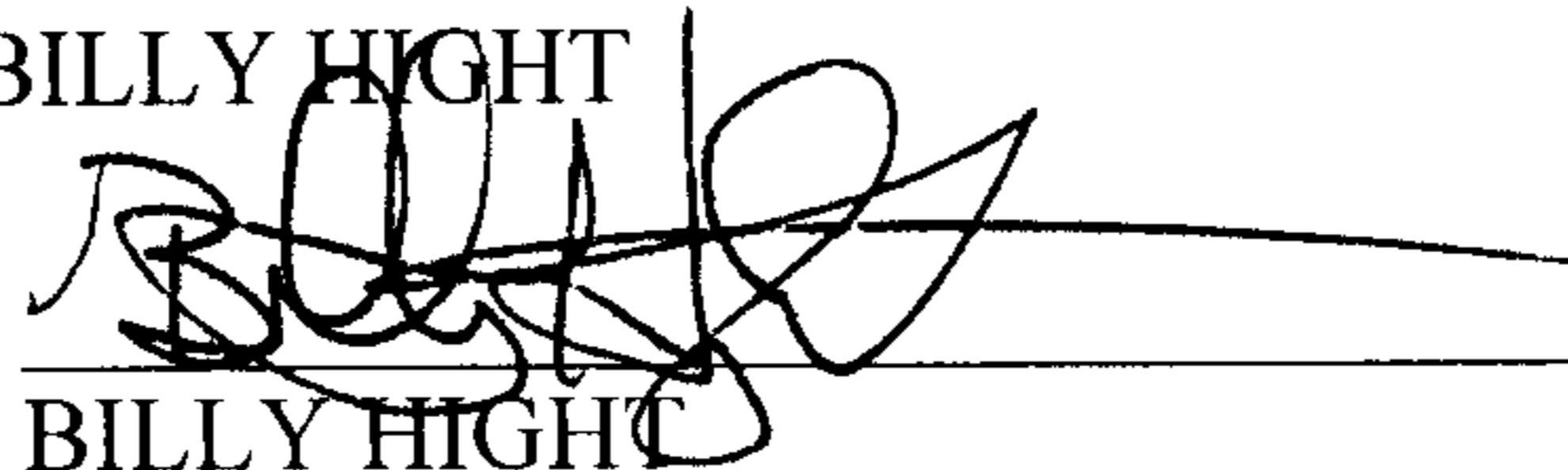
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they



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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.

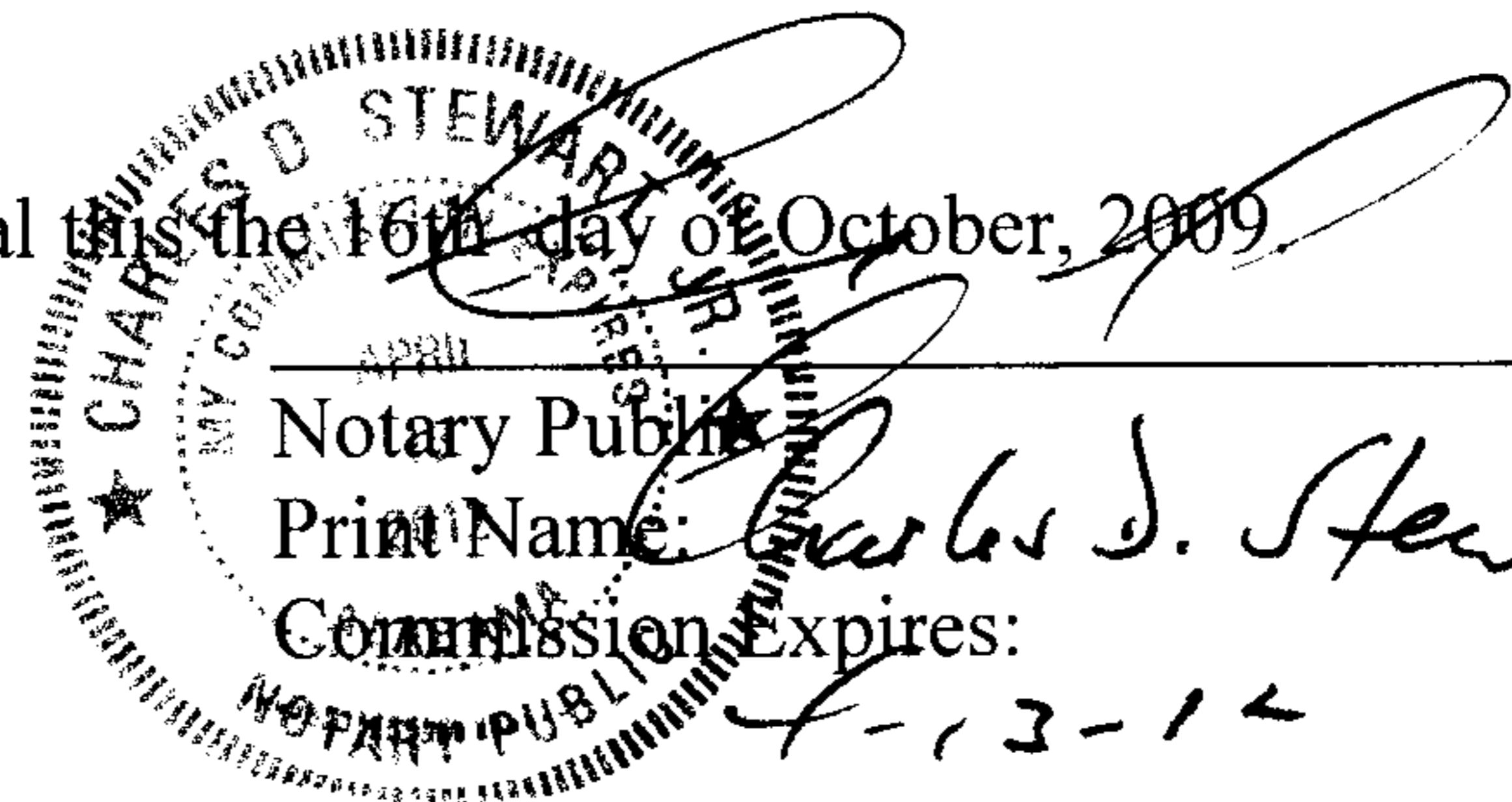
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of October, 2009.


RACHEL L. HIGHT ACTING BY AND
THROUGH HER ATTORNEY IN FACT,
BILLY HIGHT

BILLY HIGHT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY HIGHT, whose name is signed to the foregoing instrument, and who is 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.

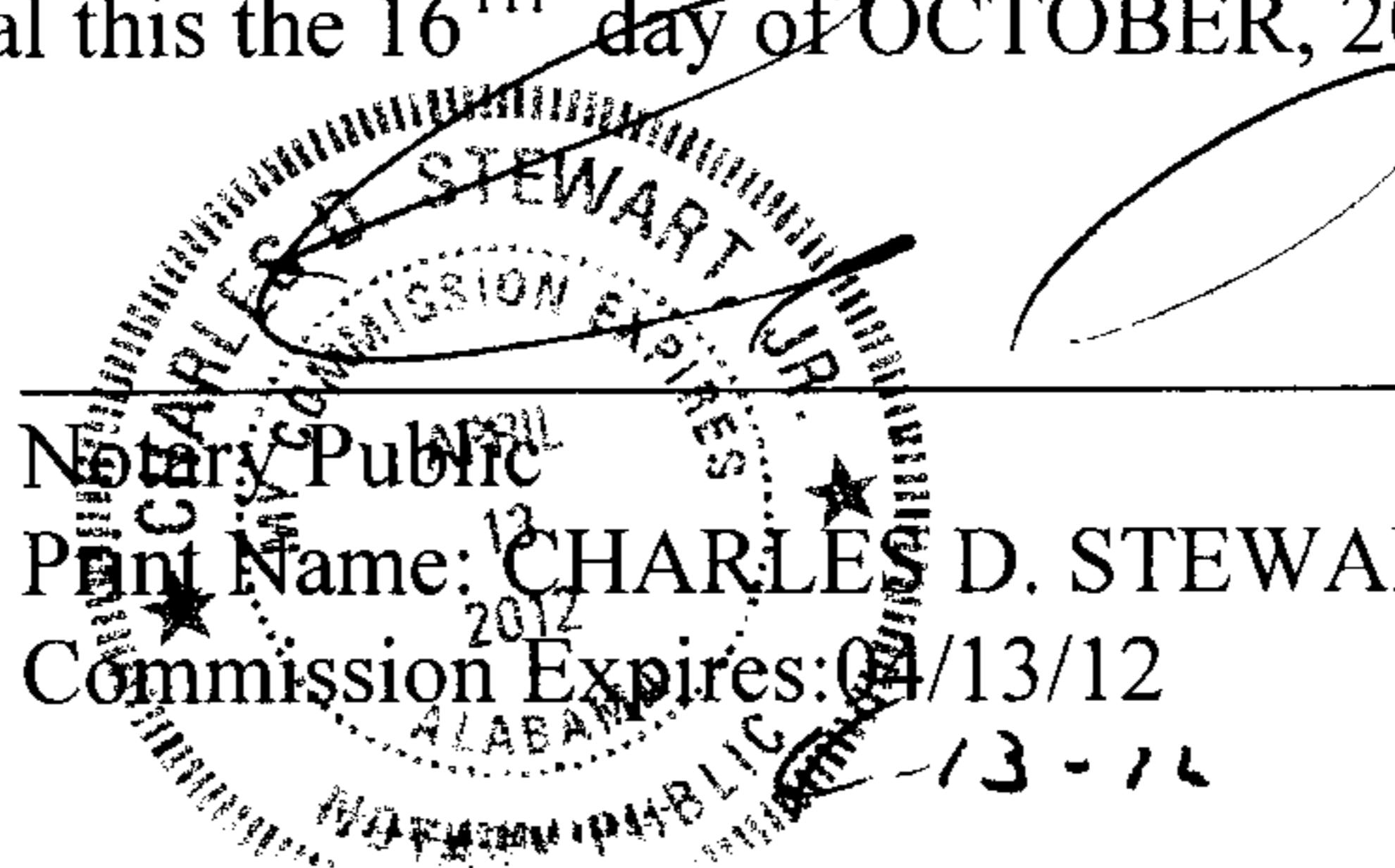
Given under my hand and official seal this the 16th day of October, 2009.



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY HIGHT, whose name as Agent and Attorney in fact for RACHEL L. HIGHT is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for RACHEL L. HIGHT on the day the same bears date.

Given under my hand and official seal this the 16TH day of OCTOBER, 2009.



[NOTARIAL SEAL]