



20091104000411790 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
11/04/2009 09:33:17 AM FILED/CERT

Send tax notice to:

JAMES McPHAIL DEWAR
3312 TARTAN LANE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2009594

WARRANTY DEED

Shelby County, AL 11/04/2009

State of Alabama
Deed Tax : \$46.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand Five Hundred and 00/100 Dollars (\$246,500.00) in hand paid to the undersigned, MARGARET ANN SHERRILL, a married woman, not joined by spouse (hereinafter referred to as "Grantor") by JAMES McPHAIL DEWAR (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 9, BLOCK 1, ACCORDING TO THE PLAT OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5 PAGES 125 AND 136 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. BUILDING SETBACK LINE RESERVED AS SET OUT ON PALT AND IN THE DECLARATION OF COVENANTS.
3. PUBLIC UTILITY EASEMENTS SHOWN BY RECORDED PLAT, INCLUDING 10 FOOT EASEMENT ALONG THE REAR AND BOTH SIDES OF SUBJECT LOT.
4. DECLARATION OF PROTECTIVE COVENANTS OF SAID SUBDIVISION AS SET OUT IN MISC. BOOK 5 PAGE 268 IN SAID PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 5 PAGES 135 AND 136 IN SAID PROBATE OFFICE.
6. RIGHT OF WAYS TO ALABAMA POWER COMPANY AND SOUTHERN BELL T&T RECORDED IN DEED BOOK 283 PAGE 208 AND DEED BOOK 281 PAGE 297 IN PROBATE OFFICE.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY DEED BOOK 109 PAGE 293, DEED BOOK 126 PAGE 343, DEED BOOK 146 PAGE 381, DEED BOOK 176 PAGE 68, DEED BOOK 184 PAGE 166, DEED BOOK 141 PAGE 298 AND DEED BOOK 145 PAGE 387 IN PROBATE OFFICE.
8. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MSIC. BOOK 5 PAGE 626 IN PROBATE OFFICE.
9. RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY RECORDED IN MISC. BOOK 5 PAGE 625 IN PROBATE OFFICE.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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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.

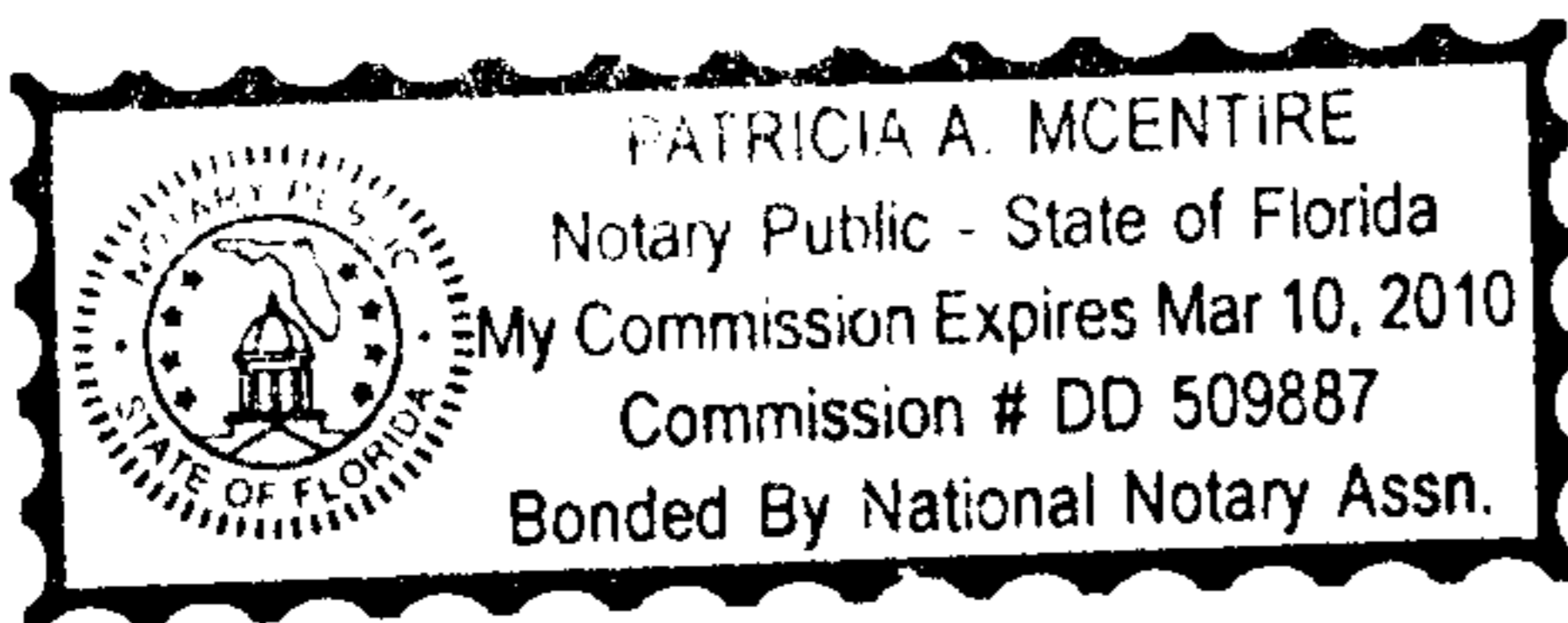
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of October, 2009.

Margaret Ann Sherrill
 MARGARET ANN SHERRILL

STATE OF
 COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET ANN SHERRILL, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of October, 2009.



Patricia A. McEntire
 Notary Public
 Print Name: PATRICIA A. MCENTIRE
 Commission Expires: 3-10-10