

Send tax notice to:

KEITH CAIN
337 STONECREEK CIRCLE
HELENA, AL, 35080

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

2009640



20091209000452630 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/09/2009 02:19:28 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 12/09/2009

State of Alabama

Deed Tax : \$3.00

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, SETH B. MESSER, An Unmarried Man (hereinafter referred to as "Grantor") by KEITH CAIN and MICHELE D. BAILEY (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:

PARCEL I: LOT 1531, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION PHASE FOUR, AS RECORDED IN MAP BOOK 33, PAGE 131, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL II: LOT 1531A, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE FOUR LAKE ACCESS, AS RECORDED IN MAP BOOK 34, PAGE 105, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

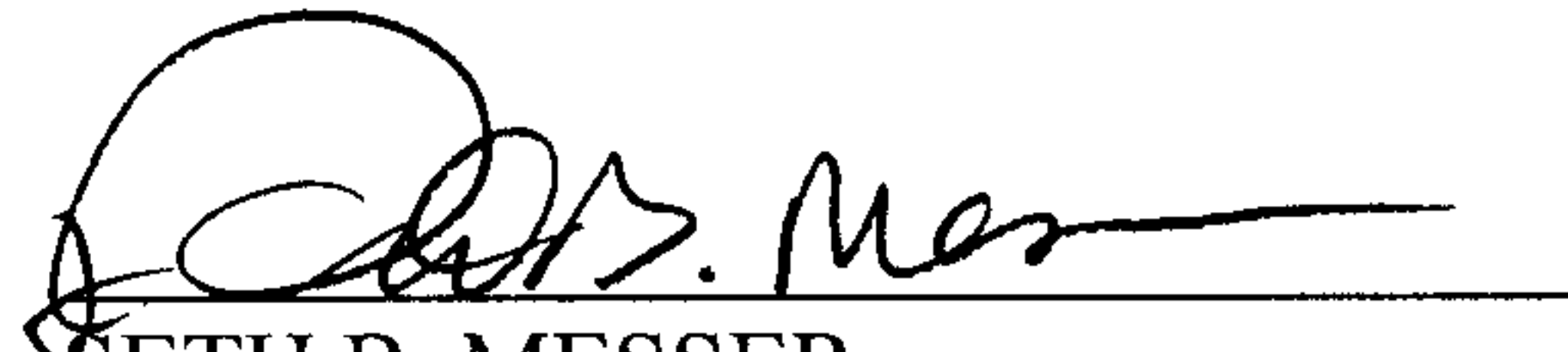
SUBJECT TO:

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. 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.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND 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.
4. SUCH STATE OF FACTS AS RECORDED ON PLAT OF SUBDIVISION IN MAP BOOK 33 AT PAGE 131 AND MAP BOOK 34 AT PAGE 105.
5. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 33, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20040610000313070 AND INSTRUMENT NO. 20040813000455150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
8. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO LAKE.

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

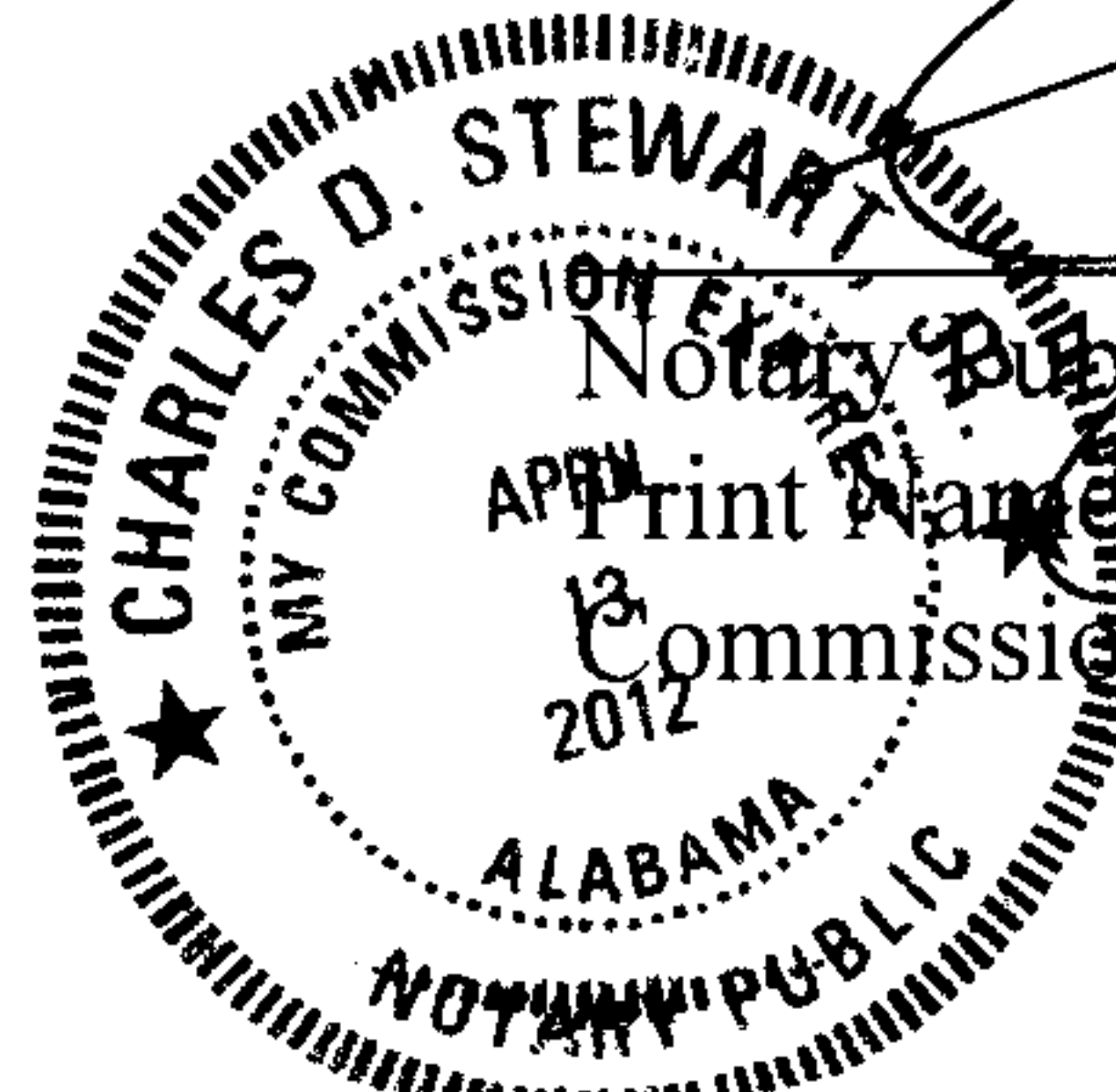
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the
20th day of November, 2009.


SETH B. MESSER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SETH B. MESSER, 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 20th day of November, 2009.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 12-13-12