

Send tax notice to:

CHRISTINA E. NORRIS
103 HIDDEN CREEK COVE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009631


20091209000452780 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
12/09/2009 02:35:10 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Six Thousand and 00/100 Dollars (\$126,000.00) in hand paid to the undersigned, DAVID NEEDHAM and AMY NEEDHAM, Husband and Wife (hereinafter referred to as "Grantors") by CHRISTINA E. NORRIS and JOHN P. NORRIS (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 49, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 27, PAGE 49, 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 MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
4. RIGHTS OF OWNERS OF OPROPERTY 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.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1998-03074, INSTRUMENT NO. 1998-03075, INSTRUMENT NO. 1998-03077; INSTRUMENT NO. 1999-1568; INSTRUMENT NO. 1998-23229; INSTRUMENT NO. 2000-8567 AND INSTRUMENT NO. 2000-41083, BUT DELITING ANY RESTRICTIONS ASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
6. EASEMENT TO PLANTATION PIPE LINE AS SET FORTH IN DEED BOOK 306, PAGE 416; DEED BOOK 252, PAGE 603 AND DEED BOOK 229, PAGE 335.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 375.

THE PURPOSE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

\$123,717.00 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.

Shelby County, AL 12/09/2009

State of Alabama

Deed Tax : \$2.50

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 their hand and seal this the 20th day of November, 2009.



DAVID NEEDHAM



AMY NEEDHAM

STATE OF ALABAMA
COUNTY OF SHELBY


20091209000452780 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID NEEDHAM AND AMY NEEDHAM, 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 20th day of November, 2009.



Charles J. Stewart II.
4-13-12

