

Send tax notice to:

DEFFANY MONTINA FEARS
445 FOREST LAKES DRIVE
STERRETT, AL, 35147

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

2009649

Shelby County, AL 12/09/2009

State of Alabama
Deed Tax : \$17.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) in hand paid to the undersigned, DWIGHT A. SANDLIN, a married man, not joined by spouse (hereinafter referred to as "Grantor") by DEFFANY MONTINA FEARS, a single woman (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 181, ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGES 26 A&B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS 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. SUCH STATE OF FACTS AS RECORDED ON PLAT OF FOREST LAKES SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGES 26 A&B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 32, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 15 FOOT EASEMENT THROUGH LOT LINE AS PER PLAT.
5. APPROXIMATE 100 YEAR FLOOD LINE ALONG REAR LOT LINE AS PER PLAT.
6. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 126, PAGE 191; BOOK 16, PAGE 323; AND BOOK 236, PAGE 829, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO SHELBY COUNTY AS RECORDED IN INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965 AND INSTRUMENT NO. 1993-03965, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040102000000390, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMUNITIES 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 AS RECORDED IN BOOK 53, PAGE 262 AND DEED


BOOK 331, PAGE 262, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20031006000671360, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP.
12. COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN INSTRUMENT NO. 20040903000049491.

\$162,800.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

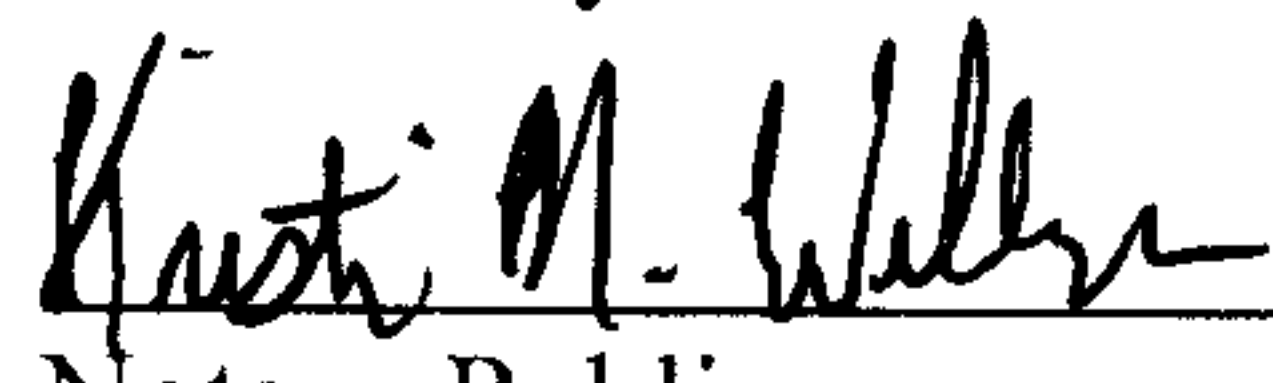
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2009.


DWIGHT A. SANDLIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DWIGHT A. SANDLIN, 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 30th day of November, 2009.


Notary Public
Print Name: Kristi M Williams
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 30, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS