



20100120000019470 1/3 \$317.00
 Shelby Cnty Judge of Probate, AL
 01/20/2010 02:33:19 PM FILED/CERT

Send Tax Notice To:
 Robert L. Snider

Po Box 361405
Hoover AL 35236

This instrument prepared by:
 Clark R. Hammond, Esq.
 Johnston Barton Proctor & Rose LLP
 Colonial Brookwood Center
 569 Brookwood Village Suite 901
 Birmingham, Alabama 35209
 (205) 458-9400

Shelby County, AL 01/20/2010

State of Alabama

Deed Tax : \$300.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

\$ 300,000.00

KNOW ALL PERSONS BY THESE PRESENTS, FIRST COMMERCIAL BANK (the "Grantor"), for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **ROBERT L. SNIDER** (the "Grantee"), that certain real property and the improvements thereon situated in the County of Shelby, State of Alabama, more particularly described below:

Lots 12, 13, 14, 15, and 19, according to the Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, Page 60 in the Probate Office of Shelby County, Alabama.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date hereof.
2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. 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 and not shown by the Public Records.

6. Any mining or mineral rights leased, granted or retained by current or prior owners.
7. Taxes or assessments for **2010** and subsequent years and not yet due and payable.
8. Easements and building line as shown on recorded map.
9. Right of way to Alabama Power Company as set out in instrument(s) recorded in Volume 223, Page 80; Volume 102, Page 397; Volume 127, Page 597 and Volume 134, Page 37.
10. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Volume 102, Page 17 and Volume 76, Page 259.
11. Restrictions appearing of record in Instrument #20060823000412830.

(the "Property").

TO HAVE AND TO HOLD the Property unto Grantee and his successors and assigns forever.

Grantor does for itself and its successors and assigns covenant with Grantee, and his successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and her successors and assigns shall, warrant and defend the same to Grantee and his successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the 11th day of January, 2010.

GRANTOR:

FIRST COMMERCIAL BANK



BY: Mike Carter
ITS: Vice President



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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County and State, hereby certify that Mike Carter, whose name as Vice-president of First Commercial Bank, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing deed, in her capacity as Vice-president of First Commercial Bank, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of January, 20 .

Dana L. Campbell

Notary Public

My Commission Expires:

May 10, 2013

(SEAL)

