

20100201000029850 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
02/01/2010 09:23:16 AM FILED/CERT

Shelby County, AL 02/01/2010

State of Alabama

Deed Tax : \$140.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
SouthPoint Bank
3500 Colonnade Parkway, Suite 140
Birmingham, Alabama 35243

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

140,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00) Dollars**, and other good and valuable consideration, this day in hand paid to the undersigned **Ken Underwood Classic Homes, Inc., an Alabama corporation**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **SouthPoint Bank, an Alabama banking corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 2, 4, 6, 8, 32, 38, 40, 42, 44, 46, 64, 78, 82 and 114 according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Probate Office of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2009 and subsequent years.
- 2) Building lines, easements and restrictions as shown by recorded map.
- 3) University of Montevallo to have unrestricted access to existing retention pond for learning and training per record map.
- 4) Right of way granted to A T & T, recorded in Real 166, Page 653 in said Probate Office.
- 5) Right of way granted to Plantation Pipe Line, recorded in Volume 112, Page 311 in said Probate Office.
- 6) Right of way granted to Alabama Power Company, recorded in Volume 112, Page 457 and Volume 123, Page 436 in said Probate Office.
- 7) Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, recorded in Instrument No. 20071108000516290 in said Probate Office.
- 8) Declaration of Protective Covenants for Shelby Farms as recorded in Instrument No. 20080331000129620 in said Probate Office.
- 9) Easement to City of Alabaster, as recorded in Instrument No. 20080130000038120 and Instrument No. 20080130000038130 in said Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the tax year 2009 and subsequent years, and that GRANTOR will, and GRANTOR'S successors, assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

