

Send tax notice to:
Joshua L. Bassett
762 Shelby Forest Trail
Chelsea, AL 35043
BHM1000028

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED


20100322000083050 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/22/2010 03:05:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Seven Thousand and 00/100 Dollars (\$167,000.00) in hand paid to the undersigned, **Richard Nelson, an unmarried man**, (hereinafter referred to as Grantors”) by **Joshua L. Bassett and Amy Bassett and Tina Bassett** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 312-A, according to a Resurvey of Lots 309, 310, 311 and 312, Shelby Forest Estates, 3rd Sector, as recorded in Map Book 26, Page 148, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$163,975.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/22/2010
State of Alabama
Deed Tax : \$3.50

IN WITNESS WHEREOF, Grantor, Richard Nelson hereunto set his signature and seal on February 26, 2010.


Richard Nelson

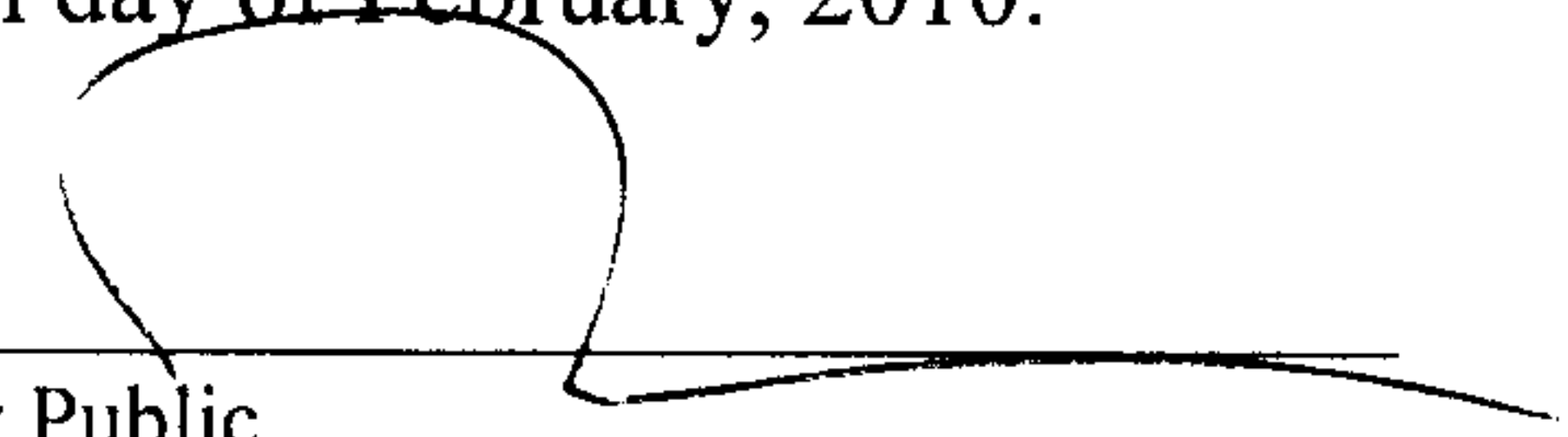

20100322000083050 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/22/2010 03:05:44 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Nelson, an unmarried man, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2010.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:

