

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

Send Tax Notice To:  
Ginger S. Carpenter  
1066 Dunsmore Dr.  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Greg K. Mularski, and wife, Tammy J. Mularski**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ginger S. Carpenter**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 2, according to the Survey of Lake Cameron, as recorded in Map Book 19, Page 82, in the Probate Office of Shelby County, Alabama.**


Subject To:

- 1) Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) 50 foot utility easement running along the Northerly lot line as shown by recorded map in said Probate Office.
- 4) 10 foot easement running along the Southerly lot line as shown by recorded map in said Probate Office.
- 5) Transmission line permit to Alabama Power Company as recorded in Deed Book 107, Page 316, Deed Book 149, Page 388 and Deed Book 150, Page 85 in said Probate Office.
- 6) Easement and Right of Way to Alabama Power Company as recorded in Instrument No. 1998-4899 in the Probate Office of Jefferson County, Alabama.
- 7) Title to all oil, gas and minerals lying within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities 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 Deed Book 149, Page 576 and in Instrument No. 1996-18459 in said Probate Office.
- 8) Declaration of Restrictive Covenants of Lake Cameron Estates as recorded in Instrument No. 1995-1884 in said Probate Office.
- 9) Riparian rights as follows:
  - (a) Rights, if any, of the property owners abutting the Lake Cameron or adjoining streams or water in and to the waters of the lake and in and to bed thereof;
  - (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom;
  - (c) Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof;
  - (d) The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Lake Cameron.

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, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of April, 2010.


  
\_\_\_\_\_  
Greg K. Mularski

  
\_\_\_\_\_  
Tammy J. Mularski

STATE OF ALABAMA                     )  
  :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Greg K. Mularski, and wife, Tammy J. Mularski, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of April, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/5/2011

