

Send tax notice to:

JOHN J. DREW, JR.
3652 SHANDWICK PLACE
HOOVER, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010120

Shelby County, AL 05/05/2010
State of Alabama
Deed Tax : \$300.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty-Five Thousand and 00/100 Dollars (\$545,000.00) in hand paid to the undersigned, RHONDA B. SUBER and FOREST H. SUBER, Wife and Husband (hereinafter referred to as "Grantors") by JOHN J. DREW, JR. and LAURA E. DREW (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 88, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE II, AS RECORDED IN MAP BOOK 15, PAGE 58, 59, 60 AND 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO OPERSONS OR PROPERTY.
6. EASEMENT TO ALABAMA POWER CO.,
7. BUILDING SETBACK LINES PURSUANT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN REAL BOOK 317, PAGE 260 AND AMENDED IN INSTRUMENT NO. 1992-9418.
8. TRANMISSION LINE PERMITS TO ALABAMA POWER COMPANY IN BOOK 109 AT PAGE 505, BOOK 112 AT PAGE 517.
9. RELEASE OF DAMAGES AS RECORDED IN REAL 317, PAGE 260, REAL 392, PAGE 423 AND REAL 387, PAGE 983 AND AMENDED IN INSTRUMENT NO. 1992-423.
10. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AND GREYSTONE DRIVE AS SET OUT IN BOOK 301 AT PAGE 799 AND BOOK 265 AT PAGE 316.
11. COVENANTS AND AGREEMENT FOR WATER SERVICES IN REAL 235 AT PAGE 574 AND INST. NO. 1993-20840.
12. RECIPROCAL EASEMENT AGREEMENT IN REAL 312 AT PAGE 274, REAL 317 AT PAGE 253 AND INST. NO. 1993-3124.
13. AGREEMENT AS RECORDED IN REAL 350, PAGE 545.



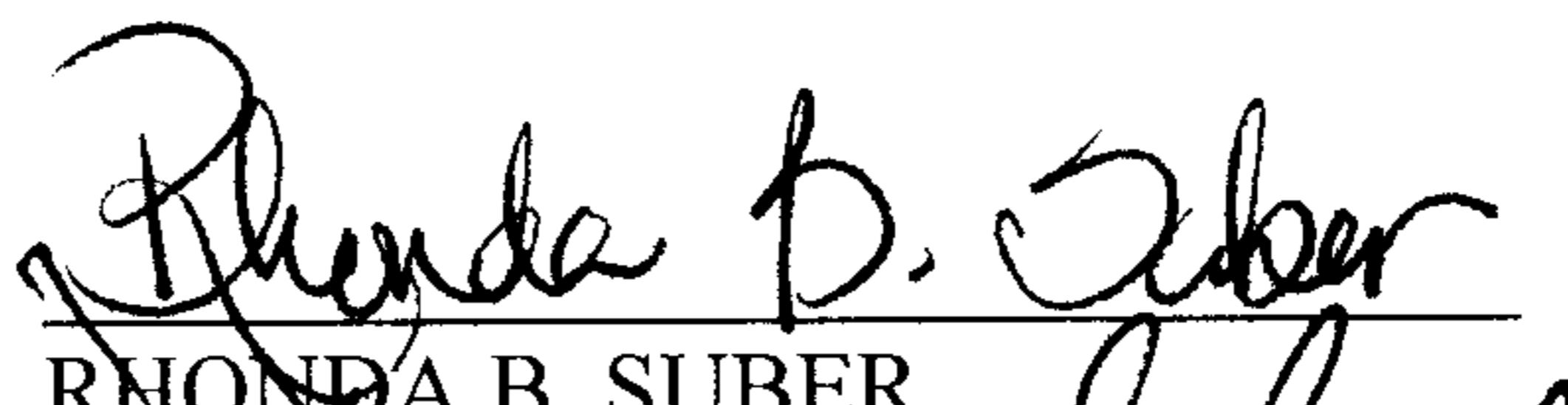
2010050500138310 2/2 \$314.00
Shelby Cnty Judge of Probate, AL
05/05/2010 09:07:21 AM FILED/CERT

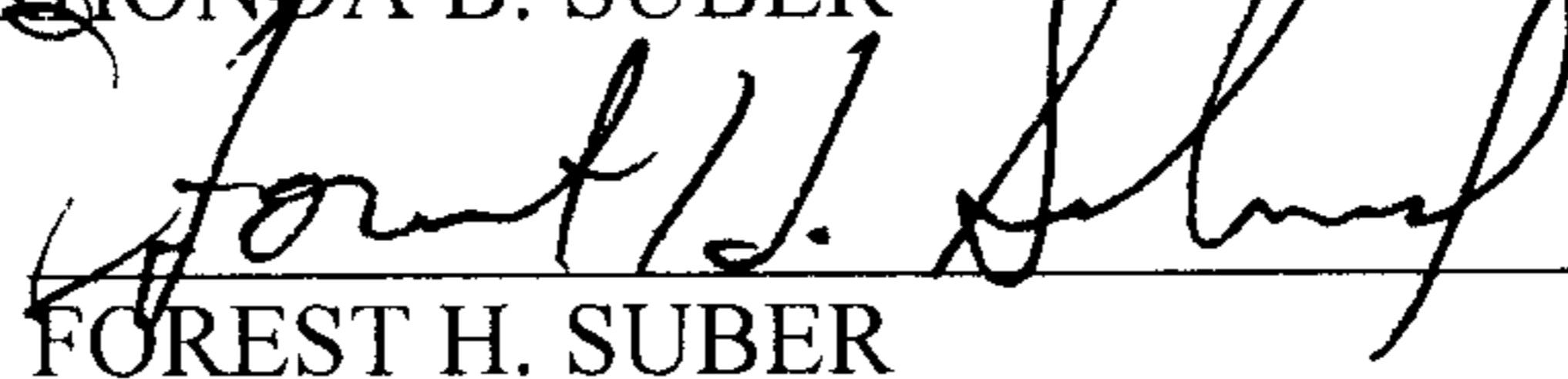
14. ARTICLES OF INCORPORATION AS RECORDED IN BOOK 42, PAGE 835.
15. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE.

\$245,000.00 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 Grantees, 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 April, 2010.



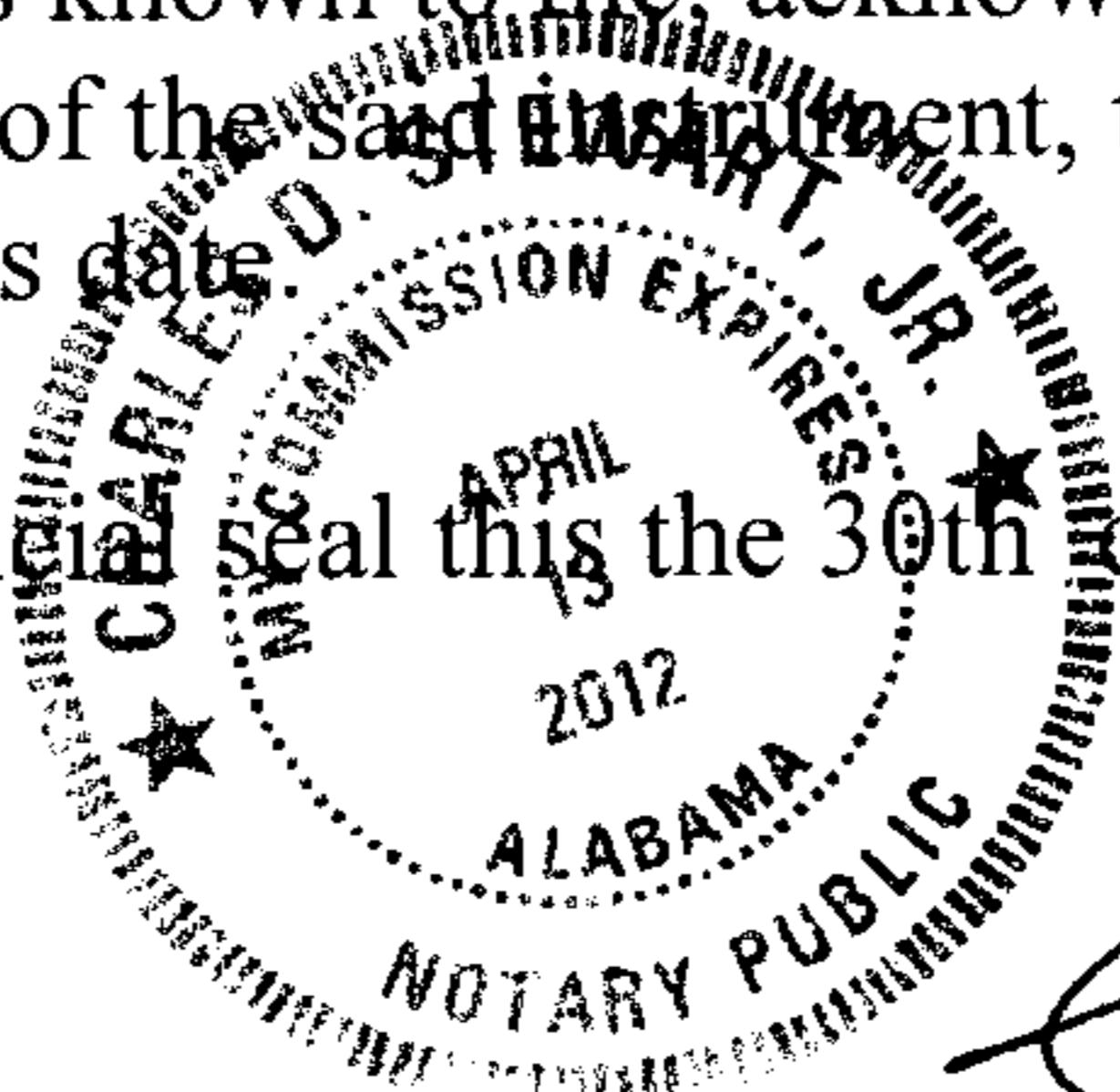
RHONDA B. SUBER


FOREST H. SUBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RHONDA B. SUBER and FOREST H. SUBER, whose names are 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~~, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2010.



Notary Public

Print Name:

Commission Expires:

4-13-12