

Send tax notice to:

MELVIN OWENS, JR.
219 MOUNTAIN LAKE TRAIL
ALABASTER, AL, 35007

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

STATE OF ALABAMA
Shelby COUNTY

2010050

WARRANTY DEED


20100505000138850 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/05/2010 10:50:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$239,900.00) in hand paid to the undersigned, BRETT J. BLACKLEDGE and STEPHANIE DOWDY, Husband and Wife (hereinafter referred to as "Grantor") by MELVIN OWENS, JR. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE MAP OR SURVEY OF MOUNTAIN LAKE SUBDIVISION, AS RECORDED IN MAP BOOK 31, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

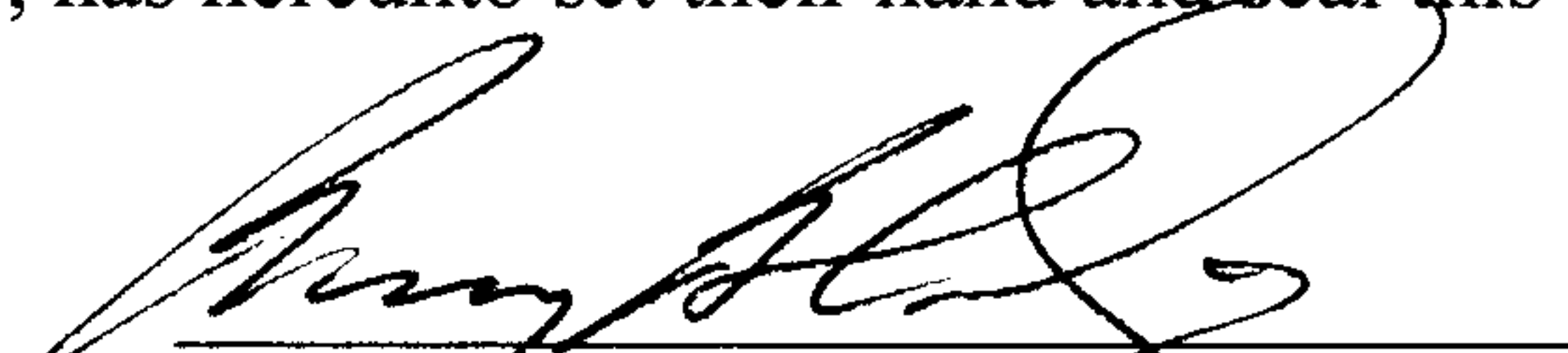
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
4. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
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 PERSONS OR PROPERTY.
6. RIGHT OF WAY TO ALABAMA POWER, RECORDED IN BOOK 217, PAGE 90, BOOK 232, PAGE 709, IN SAID PROBATE OFFICE.
7. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA, RECORDED IN BOOK 1999, PAGE 34876, IN SAID PROBATE OFFICE.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 2004, PAGE 50118 AND BOOK 2004, PAGE 50117, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. SUCH STATE OF FACTS AS RECORDED ON PLAT OF MOUNTAIN LAKE, RECORDED IN MAP BOOK 31, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. ARTICLES OF INCORPORATION OF THE MOUNTAIN LAKE HOMEOWNERS ASSOCIATION.

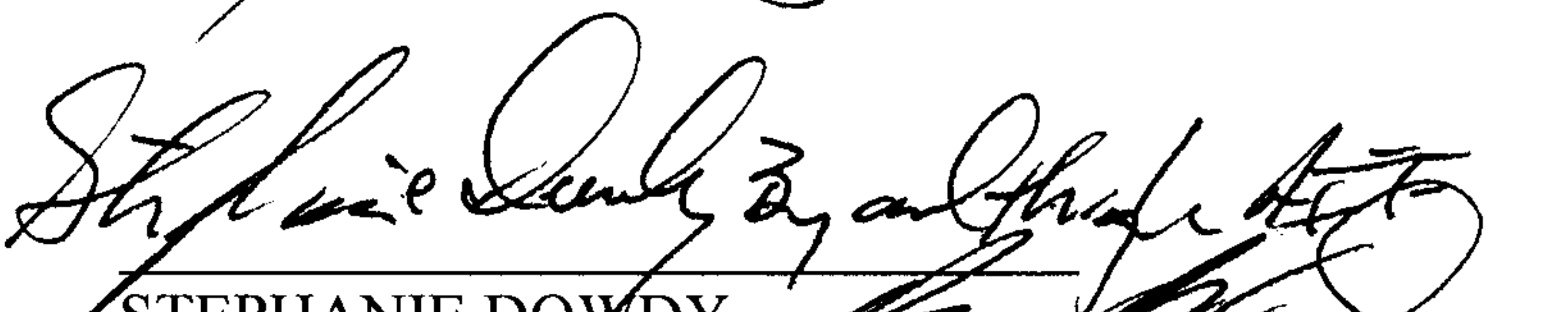
\$ 235,554.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 05/05/2010
State of Alabama
Deed Tax : \$4.50

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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 31st day of March, 2010.


BRETT J. BLACKLEDGE


STEPHANIE DOWDY
BY AND THROUGH HER ATTORNEY IN
FACT, BRETT J. BLACKLEDGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRETT J. BLACKLEDGE, whose name is 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, he executed the same voluntarily on the day the same bears date.

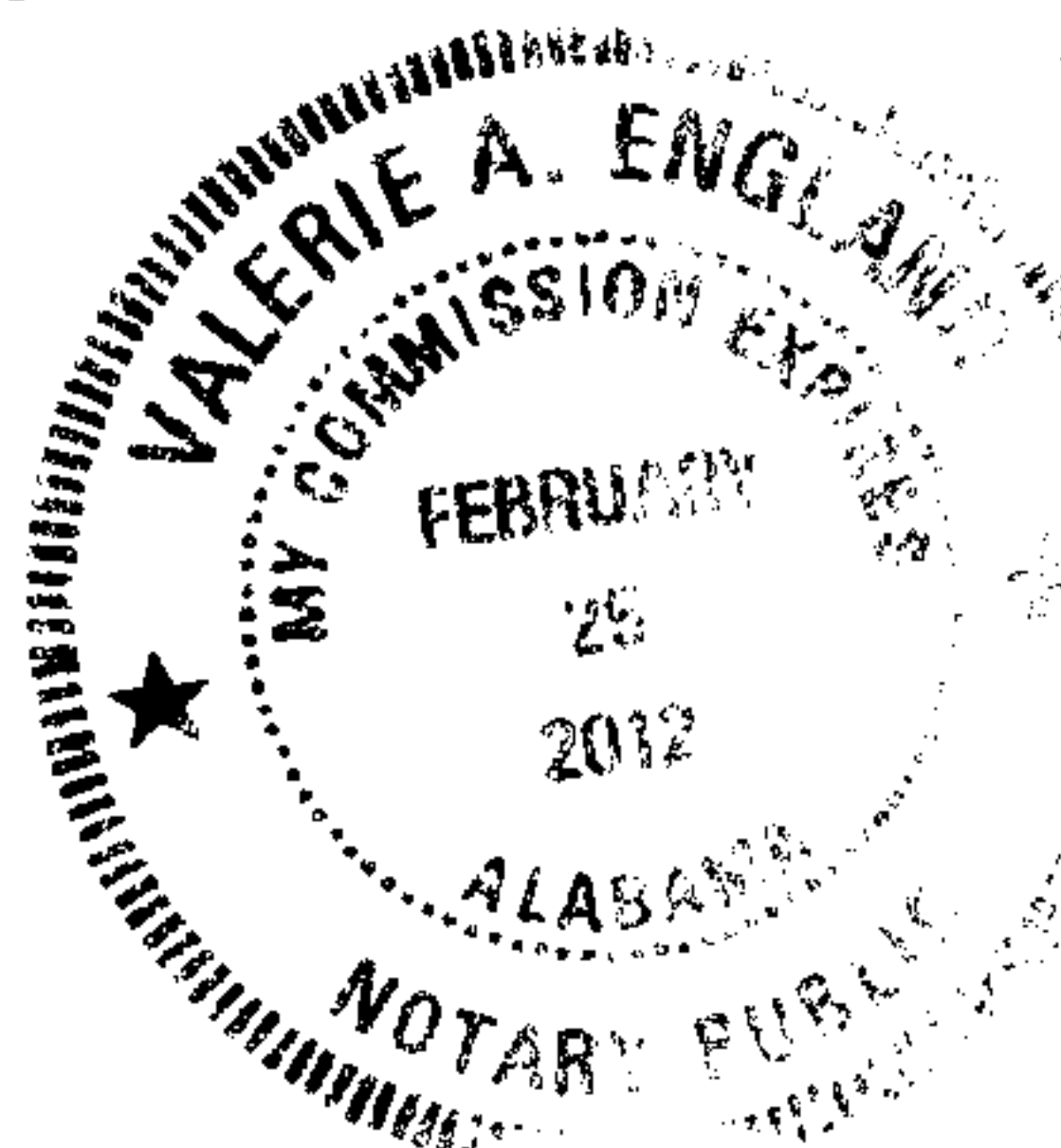
Given under my hand and official seal this the 31st day of March, 2010.


Valerie A. England
Notary Public
Print Name: Valerie A. England

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRETT J. BLACKLEDGE, whose name as Agent and Attorney in fact for STEPHANIE DOWDY, is 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, he executed the same voluntarily in his capacity as Attorney in fact for STEPHANIE DOWDY on the day the same bears date.

Given under my hand and official seal this the 31TH DAY OF MARCH, 2010.


Valerie A. England
Notary Public
Print Name: Valerie A. England