
20100505000138930 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
05/05/2010 11:08:28 AM FILED/CERT

Send tax notice to:
TIM HARBISON

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010118

Shelby County, AL 05/05/2010

SHELBY COUNTY

State of Alabama

Deed Tax : \$55.50

SPECIAL WARRANTY DEED

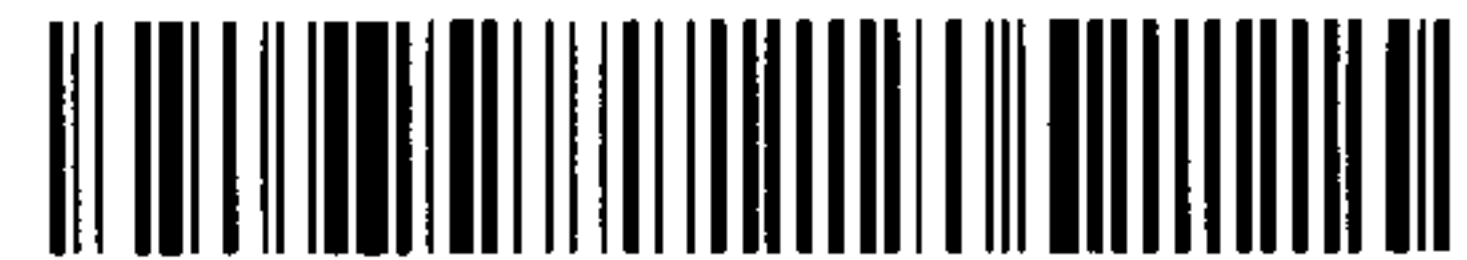
KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Fifty-Five Thousand Five Hundred and 00/100 Dollars (\$55,500.00) in hand paid to the undersigned, REGIONS BANK (hereinafter referred to as "Grantor") by TIM HARBISON and APRIL HARBISON (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 13, ACCORDING TO THE FINAL PLAT OF HEATHERWOOD 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGES 84 A & B, 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. Restrictions as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20071108000516910 in the Probate Office of Shelby County, Alabama.
5. Subject to terms, conditions limitations, obligations and restrictions set forth in Declaration of Protective Covenants in Instrument 20030411000 and Instrument 20080104000002410.
6. Restrictions, conditions, uses, conditions, easements, mineral and mining rights, rights incidental thereto including release of damages appearing of record in Book 146, page 237 and Instrument 203-221790, in the Probate Office of Shelby County, Alabama.
7. Non-exclusive assignment of sign rights as set forth in Instrument 20030411000221750 and corrected in Instrument 20060307000106860.
8. Reservations and rights in deed recorded in Instrument 20030411000221750 and corrected in Instrument 20060307000106860.
9. Subject to Heatherwood Homeowner's Association By-Laws, Rules and Regulations set forth in Instrument 20050329000142990.
10. Right of way to Shelby County, recorded in Book 290, page 552 and Book 243, page 93, in the Probate Office of Shelby County, Alabama.
11. Easement to USX and South Central Bell Telephone Company, as recorded in Book 119, page 887, in the Probate Office of Shelby County, Alabama.
12. Right of way to Alabama Power Company recorded in Book 337, page 267; Real 270, page 91; Real 75, page 708 and Volume 318, page 16, in the Probate Office of Shelby County, Alabama.
13. Reservation together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone and gravel in, on and under subject property, as set out in Deed Instrument 20061205000589680.
14. Subject to the rights and use of others over and across subject property as set forth in Instrument 2000-24963.



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15. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 329, page 423, in the Probate Office of Shelby County, Alabama.
16. Subject to any easements within and without Heatherwood Subdivision and/or golf course, cart path and tunnel, Map Book 8 page 27, Map Book 9, Page 66, Map Book 8, page 28, Map Book 9, Page 161 and Map Book 19, Page 158 and as shown by the survey of Charles A. Williams dated November 20, 2006.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, REGIONS BANK,
by Patsy Cochran its Vice-President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of April, 2010.

REGIONS BANK

By: Patsy Cochran
ITS Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy Cochran, whose name as Vice President of REGIONS BANK, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said banking institution..

Given under my hand and official seal this the 21st day of April, 2010.

Nelda Phurrough
Notary Public
Print Name: Nelda Phurrough
Commission Expires: 5-14-2011